

AVON TOWNSHIP – REGULAR BOARD MEETING

AGENDA

433 E Washington Street, Round Lake Park, IL

Tuesday, July 8th, 2025, 7:00pm

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Reports**
 - A. Supervisor**
 - B. Clerk**
 - C. Assessor**
 - D. Highway Dept**
- V. Old Business**
- VI. New Business**
 - A. Approval of Minutes as Presented**
 - 1. June Regular Board Meeting**
 - B. Approval of Monthly Bills as Presented**
 - 1. Prepaid Bills**
 - 2. Outstanding Bills**
 - C. Discussion and possible action on landscape for the township building**

- D. Discussion and possible action on Avon Center Parking lot**
- E. Discussion and possible action regarding possible sale of Township Right of Way (ROW)**
- F. Discussion and Possible Action to set a date for Town Hall Meeting**
- G. Discussion Only on Trustee Roles**

VII. Public Comment – Public Comment shall be limited to 3 minutes per speaker

IX. Member’s Remarks

XI. Adjournment

Avon Township is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting of facilities, are asked to call the Township office prior to the meeting.



AVON TOWNSHIP – REGULAR BOARD MEETING

MINUTES

433 E Washington Street, Round Lake Park, IL 60030
June 10, 2025 – 7:03pm

Call to Order

The meeting was called to order at 7:03pm by Supervisor Michele Bauman

Pledge of Allegiance

Roll Call

Supervisor Bauman	-	Present			
Trustee Arroyo	-	Present	Trustee Nieder	-	Present
Trustee Henning	-	Present	Trustee Sloan	-	Present

Quorum Established Yes Also present was Clerk Repa, Assessor Brust, Highway Supervisor Kula

Reports

Old Business

New Business

A. Officials Reports

A MOTION to approve the officials reports as presented.

Motion:		Sloan	Second:		Henning
Supervisor Bauman	-	AYE			
Trustee Arroyo	-	AYE	Trustee Nieder	-	AYE
Trustee Henning	-	AYE	Trustee Sloan	-	AYE

Motion carries - Yes

B. Approval of Meeting Minutes as Presented

A MOTION to approve the May 13, 2025 Board Meeting minutes as presented.

Motion:		Sloan	Second:		Henning
Supervisor Bauman	-	AYE			
Trustee Arroyo	-	Abstain	Trustee Nieder	-	AYE
Trustee Henning	-	AYE	Trustee Sloan	-	AYE

Motion carries - Yes



AVON TOWNSHIP – REGULAR BOARD MEETING

MINUTES

433 E Washington Street, Round Lake Park, IL 60030
June 10, 2025 – 7:03pm

C. Approval of Monthly Bills as Presented

A MOTION to approve the bills as presented.

Motion:		Henning		Second:		Nieder
Supervisor Bauman	-	AYE				
Trustee Arroyo	-	AYE		Trustee Nieder	-	AYE
Trustee Henning	-	AYE		Trustee Sloan	-	AYE

Motion carries – Yes

C) A motion to approval of RS 2025-0610-001 for Assessor’s Division

Repairs for Jeep

Motion:		Henning		Second:		Nieder
Supervisor Bauman	-	AYE				
Trustee Arroyo	-	AYE		Trustee Nieder	-	AYE
Trustee Henning	-	AYE		Trustee Sloan	-	AYE

Motion carries – Yes

D) A Motion to approve the Audit Report for FYE 2/28/25

Motion:		Sloan		Second:		Nieder
Supervisor Bauman	-	AYE				
Trustee Arroyo	-	Abstain		Trustee Nieder	-	AYE
Trustee Henning	-	AYE		Trustee Sloan	-	AYE

Motion carries – Yes

E) Discussion only on Avon Center Parking lot

Bob Kula spoke on topic

- a) Driveway and Curb repair



AVON TOWNSHIP – REGULAR BOARD MEETING

MINUTES

433 E Washington Street, Round Lake Park, IL 60030

June 10, 2025 – 7:03pm

- b) Proposal being worked on
- c) Will be looking for bids
- d) Cost pends on condition of sub-basement

Motion:

Second:

Supervisor Bauman	-		
Trustee Arroyo	-	Trustee Nieder	-
Trustee Henning	-	Trustee Sloan	-

Motion carries – No need to take a motion

F) Discussion and or Possible Action on Food Pantry Needs

- a) Avon food pantry is not a 501-C3
- b) Employees cannot work for non-profit while on township hours of work
- c) Discussion of community actions and resources for individuals to look into

Motion:

Second:

Supervisor Bauman	-		
Trustee Arroyo	-	Trustee Nieder	-
Trustee Henning	-	Trustee Sloan	-

Motion carries – No need to take a motion

G) Discussion and possible Action on Ground Maintenance Needs

Discussion:

- a) Standards improved for soft landscape
- b) Community days for assistance
- c) Landscaper in Avon
- d) 4 year plan
- e) This year \$5000
- f) The CLC extention would come out and do an architectural plan.

Motion made: Look for landscapers and keep within our \$5000 for this year (2025).



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MINUTES

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June 10, 2025 – 7:03pm

Motion: Sloan Second: Henning

Supervisor Bauman	-	AYE			
Trustee Arroyo	-	AYE	Trustee Nieder	-	AYE
Trustee Henning	-	AYE	Trustee Sloan	-	AYE

Motion carries – Yes

Discussion and Possible Action to Replace the Broken Window in Gages Hall/Safety Issue

Motion: We move that we get quotes to take care of the Gages Hall windows, not to exceed \$5500.00

Discussion:

- a) Need a 4 year plan for attending to township maintenace needs
- b) Window
- c) Driveway
- d) Roof

Motion: Sloan Second: Nieder

Supervisor Bauman	-	AYE			
Trustee Arroyo	-	AYE	Trustee Nieder	-	AYE
Trustee Henning	-	AYE	Trustee Sloan	-	AYE

Motion carries – Yes

Public Comment

Doug Kearney Round Lake Beach

- a) Update the website to new board members
- b) Adgenda posted on web-site
- c) The parking lot is puzzeling doesn't look that bad
- d) Public comment to happen at start of meeting
- e) Lot assessment question to Accessor

None

Member's Remarks



AVON TOWNSHIP – REGULAR BOARD MEETING

MINUTES

433 E Washington Street, Round Lake Park, IL 60030
June 10, 2025 – 7:03pm

None

Adjournment

A MOTION to adjourn.

Motion: Sloan Second: Henning

All in favor say aye.

Motion carries by acclamation.

The meeting was adjourned at 8:56pm.

Clerks Report

The weekend of the 22nd Clerk Repa attended a conference for Clerks in Cardova Il.

Avon Township Assessor's Report

~ July 2025 ~



1. The front desk is currently busy handling exemptions and explaining that we do not accept tax payments.
2. I received another list from the County indicating that there are parcels that need to be applied for the General Exemption, as well as property owners who are turning 65 years old this year and are entitled to the Senior Exemption. I will be sending notices to approximately 650 parcels.
3. Field inspectors, Edwin and Felicia, have visited all the commercial properties to check for vacancies, covering approximately 1,560 parcels. Valuation work is ongoing, which includes processing 2024 permit values and entering Home Improvement Exemptions.
4. Regarding Patti's question about the Northbrook Sports Club, there have not been any updates from PTAB on their appeal. The Northbrook Sports Club consists of 13 parcels, totaling approximately 890 acres. They are requested to be valued as farmland, which is 1/8 of market value; however, I have the Chief Assessor supporting the decision to keep them at Open Space values.
5. Myrna and Felicia are registered for their first CIAO class on July 7th and 8th. Myrna will also attend the second class on July 14th and 15th.
6. The search for a suitable vehicle is still ongoing.



BOB KULA - SUPERVISOR

389 W. MAIN STREET HAINESVILLE IL 60073

E-MAIL: BKula@avonil.us

(847) 546-7480 Cell 847-875-5887

**AVON TOWNSHIP HIGHWAY DEPARTMENT
BOARD REPORT FOR THE
June 4 – July 1, 2025**

1. This past month I spoke/met with personnel as indicated for the following purposes:
 - a. Linden Ave resident about a dead tree and low hanging AT&T lines.
 - b. AT&T about their low hanging lines. To address this, they will need to install taller poles and coordinate other utilities.
 - c. Met with Lake County Public Works on Hauge Street regarding the placement of a generator for the sanitary lift station while upgrades take place.
2. Weather related response's: None
3. The highway department cold patched roads as needed.
4. Municipal Separate Storm Sewer System (MS4) Maintenance: See attached Catch Basin & Inlet Grate Cleaning & Maintenance Log
5. Tree Maintenance: Highway department personnel removed a dead cherry tree from the R.O.W. on Linden Ave.
6. We continue to mow our right of ways, Ft Hill Cemetery, highway department, and the Avon Township Center.
7. In-House repairs/preparations: None
8. Equipment Repairs/Installations that required outsourcing: None.
9. Other projects:
 - a. Replaced outflow piping on Hawthorne Dr.
 - b. IAW IGA with the Village of Third Lake, the highway department delivered for 4 yds of dirt to village hall.
 - c. Street sweeping was conducted on June 25 by LRS.
 - d. We removed a portion of fencing at 1165 Chesterfield as it was installed by the highway department some 15+ years ago.

10. During the period June 4 – July 1, 2025, we responded to 37 phone calls, 16 in person visits and 34 emails. See below for specifics.

TYPE	CALLS	IN PERSON/WEBINAR	EMAIL
CEMETERY (FT HILL)			
CONSTRUCTION			
DRAINAGE/WATER			
ENGINEER	5	2	4
GRAYSLAKE (Village)			
HAINESVILLE (Village)			
HIGHLAND LAKE HOA			
LAKE COUNTY EMA			8
LAKE COUNTY	2		3
LAKE COUNTY SHERIFF			
MEETINGS/CONF/TNG			
PERMITS	3	3	6
PLEASANT HILL HOA	2	1	
RESIDENT MISC	7	3	
R.L.P.			
THIRD LAKE (Village)	4	2	3
TOWNSHIP CTR	5		3
TREE/BRUSH			
WEATHER RELATED			
OTHER	9	5	7
TOTAL	37	16	34

Catch Basin & Inlet Grate Cleaning & Maintenance Log

Catch Basin Id	Amount Removed	Maintenance Completed	Staff Initials	Date
PLEASANT HILL	< 1	CLEAN GRATES POST STORM		6/4/2025
WHITEWOOD	< 1	CLEAN GRATES POST STORM		6/4/2025
SHAW	< 1	CLEAN GRATES POST STORM		6/4/2025
NORTH CIRCLE	< 1	CLEAN GRATES POST STORM		6/4/2025
SOUTH CIRCLE	< 1	CLEAN GRATES POST STORM		6/4/2025
LAKESIDE	< 1	CLEAN GRATES POST STORM		6/4/2025
SUNSHINE	< 1	CLEAN GRATES POST STORM		6/4/2025
LINDEN	< 1	CLEAN GRATES POST STORM		6/4/2025
HART	< 1	CLEAN GRATES POST STORM		6/4/2025
EAST SIDE LUTHER PARK		MORTAR CATCH BASIN		6/5/2025
389 W MAIN HAINESVILLE		MORTAR (2) CATCH BASINS		6/5/2025
FOREST & SUMMIT		MORTAR CATCH BASIN		6/5/2025
SE CORNER FOREST AVE & HICKORY LN	<1	MORTAR AND CLEAN CATCH BASIN		6/5/2025
24563 FOREST AVE	<1	MORTAR AND CLEAN CATCH BASIN		6/5/2025
24491 POPLAR ST		MORTAR CATCH BASIN		6/5/2025
24471 POPLAR ST		MORTAR CATCH BASIN		6/5/2025
24425 HICKORY ST		MORTAR CATCH BASIN		6/5/2025
24529 OAK STREET		MORTAR (2) CATCH BASINS		6/5/2025
DEAD END OAK STREET		MORTAR CATCH BASIN		6/5/2025
24576 BRORSON AVE		TUCKPOINT 4" DRAIN TILE		6/5/2025
24650 BRORSON AVE		TUCKPOINT CATCH BASIN		6/5/2025
24581 STUB AVE		TUCKPOINT 4" PIPE		6/5/2025
24544 PASSAVANT AVE		TUCKPOINT CURB INLET		6/9/2025
CORNER OF PASSAVANT AVE & THOMPSON ST		TUCKPOINT ALL 4 CORNERS CURB INLET		6/9/2025
24634 PASSAVANT AVE		TUCKPOINT CATCH BASIN		6/9/2025
34197 HILL CT		MORTAR CATCH BASIN		6/9/2025

Catch Basin & Inlet Grate Cleaning & Maintenance Log

Catch Basin Id	Amount Removed	Maintenance Completed	Staff Initials	Date
34164 HILL CT		MORTAR CATCH BASIN		6/9/2025
22229 LAKE AVE		TUCKPOINT CATCH BASIN		6/10/2025
21929 LAKE AVE		TUCKPOINT CATCH BASIN		6/10/2025
21870 LAKE AVE		TUCKPOINT CATCH BASIN		6/10/2025
21859 LAKE AVE		TUCKPOINT CATCH BASIN		6/10/2025
21775 LAKE AVE		TUCKPOINT CATCH BASIN		6/10/2025
34490 N. CIRCLE DR		TUCKPOINT CATCH BASIN		6/10/2025
34475 N. CIRCLE DR		TUCKPOINT CATCH BASIN		6/10/2025
22211 OAK AVE		TUCKPOINT CATCH BASIN		6/10/2025
34079 OAK AVE		TUCKPOINT CATCH BASIN		6/10/2025
34070 HICKORY AVE		TUCKPOINT CATCH BASIN		6/10/2025
SE CORNER STUB AVE & THOMPSON ST		REPAIR CURB GRATE HEADER		6/11/2025
KENNETH DR & DRURY LN		MORTAR CATCH BASIN		6/11/2025
35699 KENNETH DR		MORTAR CATCH BASIN		6/11/2025
35624 KENNETH DR		MORTAR CATCH BASIN		6/11/2025
35427 KENNETH DR		MORTAR CATCH BASIN (2)		6/11/2025
34038 S CIRCLE DR		TUCKPOINT CATCH BASIN		6/11/2025
34109 S CIRCLE DR		TUCKPOINT CATCH BASIN		6/11/2025
24486 HICKORY AVE		MORTAR CATCH BASIN		6/11/2025
24742 PASSAVANT AVE		TUCKPOINT CATCH BASIN ADJUST INLET HEIGHT		6/11/2025
35706 KENNETH DR		REPLACED CULVERT		6/18/2025

**Avon Township
Board Meeting Attendance and Approvals**

Meeting Date: 7/8/2025

Trustees Present: David Arroyo
 (Place X if appropriate box) LizBeth Henning
 Becka Nieder
 Patricia Sloan

Yes	Absent

Approvals:	<u>Reference</u>		<u>Amount</u>	<u>Approved</u>	<u>Noted Exceptions</u>
	Exhibit 3.a.	Gross Payroll YTD \$	\$ 251,127.60		
	Exhibit 3.b.	Prepaid Cash Disbursements	\$ 42,720.06		
	Exhibit 3.c.	Aged Payables	\$ 29,356.52		

Other Matters: Reference Clerk to note approvals of spending at the meeting if applicable

Approval by Board and Attested by Township Clerk:

Signature

Date

Return this page to the Finance Director the night of the Meeting authorizing items presented

Board Information

For the July 8, 2025 Board Meeting

Financial Package Includes:

1. Income Statement for the period ended 03/01/25-current
2. Cash and Liability Balances by Fund as of 07/04/25 (Funding for last week not done yet)
3. Documents that require **Board Approval/Acknowledgement 3.a.-3.b.**:
 - a. Gross Payroll paid Year to date for FYE 03/01/25 paid through 07/04/25
 - b. Prepaid Invoices since the prior meeting
 - c. Aged Payables as of 07/03/25
 - d. ONB Wealth Management Account Activity as of 5/31/25 <<< Current Month Statements Not Available
4.
 - a. Finance Report on Township/GA Funds
 - b. Tracking of Grant Money Activity for the YTD FYE 02/28/26
 - c. Avon Township Designated Food Pantry Donations for YTD FYE 02/28/26
 - d. Avon Township Other Miscellaneous Income for YTD FYE0 2/28/26

Income Statement - Unaudited for Internal Use Only

March 1, 2025 - July 9, 2025 Board Approval 01/14/25 35.9% of Year 07/03/25

Town Fund Admin.	Cur. Month	Year to Date	Budget	Variance	YTD %
	Actual	Actual	Total		
Revenue					
4-10-400	Property Tax	26.58	380,008.27	729,830	349,822 52.07
4-10-401	Replacement Tax	0.00	12,892.05	30,000	17,108 42.97
4-10-402	Interest and Dividend Inc	0.00	6,283.24	10,000	3,717 62.83
4-10-403	Rental Income	0.00	7,129.52	21,800	14,670 32.70
4-10-404	Misc. Income	0.00	40.00	5,000	4,960 0.80
4-10-405	Misc Grants	0.00	0.00	10,000	10,000 0.00
Total Revenue	26.58	406,353.08	806,630	400,277	50.38
Town Fund					
	Cur. Month	Year to Date	Budget	Variance	YTD %
Personnel Svcs					
5-10-501	Salaries-Officials	0.00	56,655.30	166,200	109,545 34.09
5-10-502	Salaries - Employees	0.00	4,956.06	20,100	15,144 24.66
5-10-503	Salaries Part-Time	0.00	9,963.78	38,067	28,103 26.17
5-10-504	FICA	0.00	5,962.27	21,000	15,038 28.39
5-10-505	IMRF	0.00	542.22	2,000	1,458 27.11
5-10-506	Health Ins	0.00	14,617.33	67,000	52,383 21.82
5-10-507	Dental and Vision Ins	0.00	1,048.45	4,000	2,952 26.21
5-10-508	Life Ins	0.00	240.83	700	459 34.40
5-10-509	Unemployment Ins	0.00	113.14	300	187 37.71
Total Personnel Svcs	0.00	94,099.38	319,367	225,268	29.46
Maintenance Svcs					
5-10-510	Maint. Building	141.97	977.97	37,500	36,522 2.61
5-10-512	Maint. Equipment	183.21	2,253.50	10,000	7,747 22.54
5-10-514	Grounds/Landscaping	35.95	2,849.09	5,000	2,151 56.98
Total Maint Svcs	361.13	6,080.56	52,500	46,419	11.58
Professional Svcs					
5-10-520	Contract/Accounting Svcs	262.50	687.00	9,000	8,313 7.63
5-10-521	Legal Svcs	1,196.25	10,173.75	24,000	13,826 42.39
5-10-522	Data Processing	776.25	5,846.55	15,000	9,153 38.98
5-10-523	Liability & Gen Ins	0.00	8,540.00	20,000	11,460 42.70
5-10-523W	Workers Comp Ins	0.00	2,010.00	10,000	7,990 20.10
5-10-524	Contingencies	0.00	0.00	60,000	60,000 0.00
5-10-526	Liability Ins Deductible	0.00	0.00	25,000	25,000 0.00
Total Prof Svcs	2,235.00	27,257.30	163,000	135,743	16.72
Communications					
5-10-530	Postage	0.00	(73.00)	1,000	1,073 (7.30)
5-10-532	Printing	49.52	276.97	1,100	823 25.18
Total Communication E	49.52	203.97	2,100	1,896	9.71
Professional Development					
5-10-540	Dues	0.00	0.00	2,000	2,000 0.00
5-10-541	Continuing Education	75.00	75.00	2,000	1,925 3.75
5-10-542	Subscriptions	0.00	0.00	1,400	1,400 0.00
5-10-543	Mileage & Tolls	234.64	234.64	1,000	765 23.46
5-10-544	Per Diem & Lodging	0.00	246.56	1,000	753 24.66
5-10-545	Conferences	188.50	313.50	500	187 62.70
Total Prof Dev	498.14	869.70	7,900	7,030	11.01

Income Statement - Unaudited for Internal Use Only

March 1, 2025 - July 9, 2025 Board Approval 01/14/25 35.9% of Year 07/03/25

Utilities

5-10-550	Electric Town Ctr	893.67	2,884.11	10,500	7,616	27.47
5-10-551	Natural Gas Town Ctr	61.26	517.50	3,000	2,483	17.25
5-10-552	Water/Sewer Town	57.28	171.84	1,600	1,428	10.74
5-10-554	Telephone	0.00	1,118.81	6,300	5,181	17.76

Total Utilities		1,012.21	4,692.26	21,400	16,708	21.93
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General Svs

5-10-560	Office Supplies	734.37	734.37	3,000	2,266	24.48
5-10-561	Operating Supplies	79.70	217.96	650	432	33.53
5-10-562	Misc	0.00	0.00	200	200	0.00

Total General Svs		814.07	952.33	3,850	2,898	24.74
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Capital Outlay

5-10-580	Building	0.00	0.00	100,000	100,000	0.00
5-10-585	Grant Projects	0.00	0.00	10,000	10,000	0.00

Total Capital Outlay		0.00	0.00	110,000	110,000	0.00
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Total T/F Admin		4,970.07	134,155.50	680,117	545,962	19.73
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Income Statement - Unaudited for Internal Use Only

March 1, 2025 - July 9, 2025 Board Approval 01/14/25 35.9% of Year 07/03/25

Town Fund	Cur. Month	Year to Date	Budget	Variance	YTD %
Assessor	Actual	Actual	Total		
<u>Personnel Services</u>					
5-12-502	Salaries-Employee	0.00	40,013.88	167,500	127,486 23.89
5-12-503	Salaries Part-Time	0.00	10,332.00	32,500	22,168 31.79
5-12-504	FICA	0.00	3,653.46	15,000	11,347 24.36
5-12-505	IMRF	0.00	234.08	2,000	1,766 11.70
5-12-506	Health Ins	0.00	13,170.24	50,000	36,830 26.34
5-12-507	Dental and Vision Ins	0.00	736.68	5,000	4,263 14.73
5-12-508	Life Ins	0.00	156.06	600	444 26.01
5-12-509	Unemployment Ins	0.00	214.23	500	286 42.85
	Total Personnel Services	0.00	68,510.63	273,100	204,589 25.09
<u>Maintenance Svs</u>					
5-12-510	Building Maintenance	0.00	26.79	6,000	5,973 0.45
5-12-512	Maint. Equipment	0.00	1,323.15	1,823	500 72.58
5-12-513	Vehicle Svs	16.00	1,952.36	5,515	3,563 35.40
	Total Maint Svs	16.00	3,302.30	13,338	10,036 24.76
<u>Professional Svs</u>					
5-12-520	Contract/Accounting Svs	0.00	0.00	4,357	4,357 0.00
5-12-522	Data Processing	81.00	1,449.32	5,150	3,701 28.14
	Total Prof Svs	81.00	1,449.32	9,507	8,058 15.24
<u>Communications</u>					
5-12-530	Postage	0.00	0.00	511	511 0.00
	Total Communications	0.00	0.00	511	511 0.00
<u>Professional Development</u>					
5-12-540	Dues	0.00	50.00	350	300 14.29
5-12-541	Continuing Education	1,170.00	1,170.00	5,145	3,975 22.74
5-12-543	Mileage	106.00	251.00	1,628	1,377 15.42
5-12-544	Per Diem & Lodging	553.56	553.56	1,700	1,146 32.56
5-12-545	Conferences & Conventio	0.00	0.00	100	100 0.00
	Total Prof Devel	1,829.56	2,024.56	8,923	6,898 22.69
<u>Utilities</u>					
5-12-554	Telephone- Land	0.00	715.16	2,625	1,910 27.24
	Total Utilities	0.00	715.16	2,625	1,910 27.24
<u>General Services</u>					
5-12-560	Office Supplies	0.00	248.24	2,500	2,252 9.93
5-12-561	Operating Supplies	0.00	77.97	440	362 17.72
	Total Services	0.00	326.21	2,940	2,614 11.10
<u>Capital Outlay</u>					
	Total Capital Outlay	0.00	0.00	0	0 0.00
	Total T/F Assessor	1,926.56	76,328.18	310,944	234,616 24.55

Income Statement - Unaudited for Internal Use Only

March 1, 2025 - July 9, 2025 Board Approval 01/14/25 35.9% of Year 07/03/25

Supervisor & GA		Cur. Month	Year to Date	Budget	Variance	YTD %
		Actual	Actual	Total		
Revenue						
4-20-400	Property Tax	6.60	95,822.64	185,500	89,677	51.66
4-20-402	Interest and Dividend Inc	0.00	596.13	3,600	3,004	16.56
4-20-404	Misc. Income	0.00	4,547.35	0	(4,547)	0.00
	Total Revenue	6.60	100,966.12	189,100	88,134	53.39
Personnel Services						
5-20-502	Salaries - Employees	0.00	21,577.85	72,000	50,422	29.97
5-20-504	FICA	0.00	1,249.29	5,000	3,751	24.99
5-20-505	IMRF	0.00	161.68	1,000	838	16.17
5-20-506	Health Ins	0.00	5,467.16	16,000	10,533	34.17
5-20-507	Dental and Vision Ins	0.00	159.14	2,000	1,841	7.96
5-20-508	Life Ins	0.00	50.20	200	150	25.10
5-20-509	Unemployment Ins	0.00	51.59	200	148	25.80
	Total Personnel Services	0.00	28,716.91	96,400	67,683	29.79
Maintenance Services						
5-20-512	Maint. Equipment	0.00	0.00	4,000	4,000	0.00
	Total Maint Svs	0.00	0.00	4,000	4,000	0.00
Professional Services						
5-20-522	Data Processing	0.00	0.00	2,000	2,000	0.00
5-20-524	Contingencies	0.00	0.00	3,850	3,850	0.00
	Total Professional Svs	0.00	0.00	5,850	5,850	0.00
Professional Development						
5-20-540	Dues	0.00	100.00	1,300	1,200	7.69
5-20-541	Continuing Education	0.00	0.00	750	750	0.00
5-20-543	Mileage	0.00	0.00	200	200	0.00
	Total Professional Dev	0.00	100.00	2,250	2,150	4.44
Communications						
5-20-530	Postage	0.00	73.00	200	127	36.50
5-20-532	Printing/Communication	30.12	30.12	3,000	2,970	1.00
	Total Communications	30.12	103.12	3,200	3,097	3.22
Utilities						
5-20-550	Electric	100.00	321.15	1,500	1,179	21.41
5-20-551	Natural Gas	6.80	57.49	400	343	14.37
5-20-552	Water/Sewer	6.36	19.08	300	281	6.36
	Total Utilities	113.16	397.72	2,200	1,802	18.08
Discretionary						
5-20-570	Youth Services	84.70	714.24	2,500	1,786	28.57
5-20-570E	Essentials Program	855.00	3,436.25	13,500	10,064	25.45
5-20-570L	Lending Closet Program	0.00	0.00	500	500	0.00
5-20-571	Senior Svs	0.00	0.00	1,500	1,500	0.00
5-20-572	Outreach	0.00	0.00	3,000	3,000	0.00
5-20-573	Health Services	0.00	0.00	1,000	1,000	0.00
5-20-573F	Food Pantry	0.00	1,919.28	5,000	3,081	38.39
5-20-574	Misc	267.00	267.00	1,500	1,233	17.80
	Total Discretionary	1,206.70	6,336.77	28,500	22,163	22.23
Emergency Assistance/General Assistance						
5-20-591	Pharmaceuticals	0.00	0.00	250	250	0.00
5-20-593	Transportation & Fuel	0.00	0.00	1,000	1,000	0.00
5-20-594	Client Utilities	736.16	736.16	18,750	18,014	3.93
5-20-595	Shelter	0.00	2,250.00	18,750	16,500	12.00

Income Statement - Unaudited for Internal Use Only

March 1, 2025 - July 9, 2025 Board Approval 01/14/25 35.9% of Year 07/03/25

5-20-596	Funerals	0.00	0.00	1,500	1,500	0.00
5-20-597	Social Service Contracts	0.00	0.00	5,000	5,000	0.00
5-20-598	Misc	0.00	289.00	700	411	41.29
5-20-599	Client Education/Training	0.00	0.00	750	750	0.00
Total EA/GA		736.16	3,275.16	46,700	43,425	7.01
Capital Outlay						
Total Capital Outlay		0.00	0.00	0	0	0.00
Total General Assistanc		2,086.14	38,929.68	189,100	150,170	20.59

Income Statement - Unaudited for Internal Use Only

March 1, 2025 - July 9, 2025 Board Approval 01/14/25 35.9% of Year 07/03/25

Road & Bridge		Cur. Month	Year to Date	Budget	Variance	YTD %
		Actual	Actual	Total		
Revenue						
4-40-400	Property Tax	1.73	29,868.81	49,000	19,131	60.96
4-40-401	Replacement Tax	0.00	9,725.60	22,000	12,274	44.21
4-40-402	Interest and Dividend Inc	0.00	637.82	3,000	2,362	21.26
4-40-404	Misc. Income	0.00	0.00	2,000	2,000	0.00
4-40-407	Contractual Work - Villag	0.00	3,405.04	10,000	6,595	34.05
Total Revenue		1.73	43,637.27	86,000	42,363	50.74
Maintenance Svcs						
5-40-510	Maintenance Bldg	0.00	813.93	30,000	29,186	2.71
5-40-512	Maint. Equipment	653.95	3,982.44	25,000	21,018	15.93
5-40-515	Mosquito Abatement	1,070.78	1,260.06	8,000	6,740	15.75
Total Maint. Expenses		1,724.73	6,056.43	63,000	56,944	9.61
Professional Services						
5-40-521	Legal Svcs	0.00	100.00	1,500	1,400	6.67
5-40-523	Liability & Gen. Insuranc	0.00	13,198.00	24,000	10,802	54.99
5-40-524	Contingencies	0.00	0.00	1,000	1,000	0.00
5-40-528	Drug & Alcohol Testing	0.00	0.00	500	500	0.00
Total Professional Svcs		0.00	13,298.00	27,000	13,702	49.25
Communications						
5-40-530	Postage	0.00	7.16	500	493	1.43
5-40-531	Publishing	0.00	0.00	500	500	0.00
5-40-532	Printing	0.00	0.00	100	100	0.00
Total Communications		0.00	7.16	1,100	1,093	0.65
Professional Development						
5-40-540	Dues	0.00	0.00	500	500	0.00
5-40-541	Continuing Education	0.00	325.00	500	175	65.00
5-40-544	Per Diem & Lodging	0.00	0.00	250	250	0.00
5-40-545	Conferences & Conventio	0.00	0.00	250	250	0.00
Total Professional Devel		0.00	325.00	1,500	1,175	21.67
General						
5-40-560	Office Supplies	0.00	30.74	1,500	1,469	2.05
5-40-561	Operating Supplies	260.88	1,270.69	5,000	3,729	25.41
5-40-562	Misc	0.00	0.00	500	500	0.00
5-40-563	Replacement Tax Disburs	0.00	0.00	15,000	15,000	0.00
Total General		260.88	1,301.43	22,000	20,699	5.92
Capital Outlay						
Total Capital Outlay		0.00	0.00	0	0	0.00
Total Road & Bridge		1,985.61	20,988.02	114,600	93,612	18.31

Income Statement - Unaudited for Internal Use Only

March 1, 2025 - July 9, 2025 Board Approval 01/14/25 35.9% of Year 07/03/25

Perm. Hard Road		Cur. Month	Year to Date	Budget	Variance	YTD %
		Actual	Actual	Total		
Revenue						
4-50-400	Property Tax	34.49	485,976.34	940,896	454,920	51.65
4-50-402	Interest and Dividend Inc	0.00	13,194.23	20,000	6,806	65.97
4-50-404	Misc. Income	0.00	0.00	500	500	0.00
4-50-405	Misc Grants	0.00	3,777.00	4,100	323	92.12
4-50-407	Contractual Work - Villag	0.00	6,779.02	15,000	8,221	45.19
Total Revenue		34.49	509,726.59	980,496	470,769	51.99
Personnel Services						
5-50-502	Salaries - Employees	0.00	90,850.57	290,000	199,149	31.33
5-50-503	Salaries- Part Time	0.00	16,778.16	50,000	33,222	33.56
5-50-504	FICA	0.00	7,282.01	21,000	13,718	34.68
5-50-505	IMRF	0.00	1,016.67	3,300	2,283	30.81
5-50-506	Health Ins.	0.00	22,577.51	76,000	53,422	29.71
5-50-507	Dental and Vision Ins	0.00	1,228.75	4,515	3,286	27.21
5-50-508	Life Ins	0.00	266.83	840	573	31.77
5-50-509	Unemployment Ins.	0.00	135.05	550	415	24.55
Total Personnel Services		0.00	140,135.55	446,205	306,069	31.41
Maintenance Svcs						
5-50-516	Automotive Fuel & Oil	917.01	3,572.59	20,000	16,427	17.86
5-50-517	Road Salt/De-Icing	0.00	0.00	60,000	60,000	0.00
5-50-518	Rentals	0.00	0.00	4,000	4,000	0.00
5-50-519	Uniforms	0.00	584.00	1,600	1,016	36.50
Total Maint. Svcs		917.01	4,156.59	85,600	81,443	4.86
Professional Svcs						
5-50-523W	Workers Comp Ins	0.00	6,020.00	23,000	16,980	26.17
5-50-524	Contingencies	0.00	0.00	10,000	10,000	0.00
5-50-527	Tree Maintenance & Repl	0.00	2,250.00	15,000	12,750	15.00
5-50-528	Engineering Services	16,413.50	16,413.50	140,000	123,587	11.72
5-50-529	MS4	1,350.00	1,650.00	8,600	6,950	19.19
Total Prof Svcs		17,763.50	26,333.50	196,600	170,267	13.39
Services						
5-50-550	Electric Highway Bldg	185.62	985.00	3,000	2,015	32.83
5-50-551	Natural Gas Highway Bld	62.69	612.80	4,500	3,887	13.62
5-50-552	Water/Sewer Highway Bl	104.09	320.09	1,200	880	26.67
5-50-553	Disposal Services	0.00	0.00	4,000	4,000	0.00
5-50-555	Telephone - Field	112.58	450.48	1,500	1,050	30.03
5-50-557	Street Lights	1,906.45	9,606.92	25,000	15,393	38.43
Total Services		2,371.43	11,975.29	39,200	27,225	30.55
General						
5-50-562	Misc.	0.00	80.00	2,500	2,420	3.20
Total General		0.00	80.00	2,500	2,420	3.20
Capital Outlay						
5-50-584	Projects, Equipment Hard	3,770.23	11,691.15	850,000	838,309	1.38
Total Cap Outlay		3,770.23	11,691.15	850,000	838,309	1.38
Total Perm. Hard Road		24,822.17	194,372.08	1,620,105	1,425,733	12.00

Bank Account Balances

Disbursing Acct.	-	29,257.39	5/31/2025
Money Market - TF	-	818,250.84	5/31/2025
CD ONB 99659128	12/10/2025	185,000.00	5/31/2025
ONB Wealth Management	-	80,803.28	5/31/2025
Money Market - GA	-	288,489.80	5/31/2025
Pantry Funds	-	14,310.82	5/31/2025
ONB Wealth Management	-	80,822.59	5/31/2025
Money Market - RB	-	217,379.37	5/31/2025
ONB Wealth Management	-	32,496.75	5/31/2025
Money Market - PHR	-	1,480,177.73	5/31/2025
Huntington Bank Economy Checking	-	7,977.73	5/31/2025
Huntington Bank CDARS	12/18/2025	405,000.00	5/31/2025
CD ONB 99659139	12/10/2025	65,000.00	5/31/2025
ONB Wealth Management	-	32,496.76	5/31/2025

Total Bank Balances \$ 1,113,311.51 \$ 383,623.21 \$ 249,876.12 \$ 1,990,652.22

\$ 3,737,463.06

Due From Funds	-
Due to Town	-
Due From Funds	-
Due to Town	-

Total Due To/From
Total Current Assets

\$ 3,737,463.06

Beg Fund Balance - Unaudited Feb 2025 Balances

Revenue	As of 07/04/25	3,103,795.74
Expenses	As of 07/04/25	1,060,683.06 x
End Fund Balance		464,773.46 x
Difference - OS Liabilities/Unfunded Aged Payables		3,699,705.34
		37,757.72

Breakdown by bank:

Huntington Bank	412,977.73	11.0%
Old National Bank - Money Market Accounts	2,847,865.95	76.2%
Old National Bank - CDs	250,000.00	6.7%
Old National Bank - Wealth Management Accounts	226,619.38	6.1%
OS Other Assets/Liabilities	-	-

Other Assets/Liabilities:

Payroll WH - Federal	277.30
IL- Unemployment	-
Payroll WH - Illinois	2,644.20
IMRF	88.92
FSA Plan WH	-
AFLAC	-
One National Bank CC	-
Garnishment WH	-
As of 07/04/25	3,010.42
Difference	34,747.30
Aged Payables	29,365.52
Unreconciled Difference -	5,381.78

Differences by fund will resolve in subsequent month once funded

Avon Township
Prepaid Cash Disbursements
For the Period From Jun 7, 2025 to Jul 3, 2025

Date	Check #	Account ID	Name	Line Description	Amount	Total
Liabilities:						
6/17/25	EFT061325	2-10-200	Treasury Department	Payroll WH .. Federal	5,874.55	
7/1/25	EFT062725	2-10-200	Treasury Department	Payroll WH .. Federal	6,257.19	
7/3/25	EFT063025	2-10-200	Treasury Department	Payroll WH .. Federal	148.06	
6/17/25	EDI061225	2-10-202	Illinois Department of Revenue	Payroll WH .. Illinois	1,288.05	
7/1/25	EDI062725	2-10-202	Illinois Department of Revenue	Payroll WH .. Illinois	1,380.11	
7/3/25	EDI063025	2-10-202	Illinois Department of Revenue	Payroll WH .. Illinois	48.05	
6/19/25	Debit053025	2-10-203	Illinois Municipal Retirement Fund	Invoice: 3079329-D3L8	4,364.21	
6/17/25	Debit061325	2-10-204	Total Administrative Services Corporati	Payroll WH .. FSA Plan	116.15	
7/1/25	Debit062725	2-10-204	Total Administrative Services Corporati	Payroll WH .. FSA Plan	116.15	
6/27/25	Debit062725-2	2-10-206	AFLAC	Invoice: 374757	110.08	
6/27/25	Debit062725-2	2-10-206	AFLAC	Invoice: 374757	48.48	19,751.08
Town Corporate:						
6/19/25	Debit053025	5-10-505	Illinois Municipal Retirement Fund	Invoice: 3079329-D3L8	(0.02)	
6/27/25	Debit062725-1	5-10-506	Blue Cross and Blue Shield of Illinois	Invoice: July 2025	4,399.42	
6/27/25	ACH062725	5-10-507	Delta Dental of Illinois - Risk	Invoice: 1934513	212.53	
6/25/25	Debit062525-2	5-10-508	Principal Life Insurance Company	Invoice: July 2025	97.50	
6/11/25	27456	5-10-510	Signarama	Invoice: INV-7787	236.00	
6/25/25	ACH062525-1	5-10-510	Smithereen Pest Management Services	Invoice: 3727845	180.00	
6/25/25	ACH062525-2	5-10-514	Urtostegui Group Company	Invoice: 1852	1,500.00	
6/25/25	ACH062525-2	5-10-514	Urtostegui Group Company	Invoice: 1852	1,000.00	
6/25/25	27458	5-10-520	Total Administrative Services Corporati	Invoice: IN3476346	84.90	
6/20/25	Debit062025	5-10-522	Solus LLC	Invoice: PAS-54628	420.00	
7/18/25	27472	5-10-552	Village of Round Lake Park	Invoice: 0008047000 Jul25	63.64	8,193.97
Assessor's Division:						
6/27/25	Debit062725-1	5-12-506	Blue Cross and Blue Shield of Illinois	Invoice: July 2025	3,939.84	
6/27/25	ACH062725	5-12-507	Delta Dental of Illinois - Risk	Invoice: 1934514	104.62	
6/27/25	ACH062725	5-12-507	Delta Dental of Illinois - Risk	Invoice: 1934513	159.14	
6/25/25	Debit062525-2	5-12-508	Principal Life Insurance Company	Invoice: July 2025	88.78	
6/20/25	Debit062025	5-12-522	Solus LLC	Invoice: PAS-54627	265.00	4,557.38
Supervisor/GA:						
6/27/25	Debit062725-1	5-20-506	Blue Cross and Blue Shield of Illinois	Invoice: July 2025	1,366.79	
6/25/25	Debit062525-2	5-20-508	Principal Life Insurance Company	Invoice: July 2025	12.55	
7/3/25	27459	5-20-574	Solid Waste Agency of Lake County	Misc	267.00	1,646.34

Avon Township
Prepaid Cash Disbursements
For the Period From Jun 7, 2025 to Jul 3, 2025

Finance Packet Item# 3.b.

Date	Check #	Account ID	Name	Line Description	Amount	Total
Highway Department:						
6/27/25	Debit062725-1	5-50-506	Blue Cross and Blue Shield of Illinois	Invoice: July 2025	8,028.08	
6/27/25	ACH062725	5-50-507	Delta Dental of Illinois - Risk	Invoice: 1934514	65.88	
6/27/25	ACH062725	5-50-507	Delta Dental of Illinois - Risk	Invoice: 1934513	263.84	
6/25/25	Debit062525-2	5-50-508	Principal Life Insurance Company	Invoice: July 2025	109.40	
7/18/25	27472	5-50-552	Village of Round Lake Park	Invoice: 0008032000 Jul25	104.09	8,571.29
	Total				\$ 42,720.06	\$ 42,720.06

Presented for Approval at the July 8, 2025 Board Meeting

**Avon Township
Aged Payables
As of July 3, 2025**

Date	Check #	Account ID	Name	Line Description	Amount	Total	Description
Town Corporate:							
7/11/25	ACH071125-1	5-10-510	Ace Hardware	Invoice: 148780	9.98		Nylon Flag
7/11/25	ACH071125-1	5-10-510	Ace Hardware	Invoice: 114289	64.99		Weed and Grass Killer
7/11/25	ACH071125-6	5-10-512	Office Plus of Lake County	Invoice: IN597895	39.06		Monthly Copier Charge
7/11/25	ACH071125-6	5-10-512	Office Plus of Lake County	Invoice: IN597895	144.15		Monthly Copier Charge
7/11/25	ACH071125-1	5-10-514	Ace Hardware	Invoice: 148758	35.95		Weed and Grass Killer
7/11/25	ACH071125-5	5-10-520	Gewalt Hamilton Assoc	Invoice: 4051.100-24	262.50		Meeting on Township Parking Lot
7/11/25	ACH071125-2	5-10-521	Law Offices of Ancel Glink, P.C.	Invoice: 111637	1,196.25		Legal Services for May 2025
7/18/25	ONB071825-12	5-10-532	Vista Print	Invoice: ONB062325	49.52		Business Cards for Clerk and Supervisor
7/11/25	ACH071125-7	5-10-541	Tracey Repa	Invoice: Reimbursement 062425	75.00		Reimbursement for TOI Training
7/11/25	ACH071125-7	5-10-543	Tracey Repa	Invoice: Reimbursement 062425	234.64		Reimbursement for Travel to TOI Training
7/18/25	ONB071825-10	5-10-545	Township Officials of Illinois	Invoice: ONB062325	188.50		TOI Conference for Supervisor
7/11/25	Debit071125-3	5-10-550	COMED	Invoice: 4616120100 Jun25	893.67		Monthly Service
7/11/25	Debit071125-5	5-10-551	NICOR	Invoice: 79054810001 Jun25	61.26		Monthly Service
7/18/25	27472	5-10-552	Village of Round Lake Park	Invoice: 008047000 Jul25	57.28		Monthly Service
7/11/25	ACH071125-6	5-10-560	Office Plus of Lake County	Invoice: 5951603-0	734.37		Office Supplies
7/11/25	ACH071125-7	5-10-561	Tracey Repa	Invoice: Reimb 063025	75.76		Reimbursement for Video Recorder
7/18/25	ONB071825-13	5-10-561	Walmart	Invoice: ONB062325	3.94	\$ 4,126.82	Office Utensils for Events
Assessor's Division:							
7/18/25	ONB071825-7	5-12-513	Papox Express Wash	Invoice: ONB062325	16.00		Car Was for Assessor's Jeep
7/18/25	ONB071825-6	5-12-522	MSFT	Invoice: ONB062325	81.00		Monthly Charge
7/18/25	ONB071825-5	5-12-541	IL Property Assessment Institute	Invoice: ONB062325	390.00		Training for Myrna
7/18/25	ONB071825-5	5-12-541	IL Property Assessment Institute	Invoice: ONB062325	390.00		Training for Myrna
7/18/25	ONB071825-5	5-12-541	IL Property Assessment Institute	Invoice: ONB062325	390.00		Training for Myrna
7/18/25	ONB071825-8	5-12-543	Thortons	Invoice: ONB062325	50.00		Fuel for Assessor's Jeep
7/18/25	ONB071825-8	5-12-543	Thortons	Invoice: ONB062325-2	56.00		Fuel for Assessor's Jeep
7/18/25	ONB071825-3	5-12-544	Hilton Hotel	Invoice: ONB062325	553.56	\$ 1,926.56	Hotel expense in advance for IPAI Training next week
Supervisor/GA:							
7/18/25	ONB071825-12	5-20-532	Vista Print	Invoice: ONB062325	30.12		Business Cards for Isaac
7/11/25	Debit071125-3	5-20-550	COMED	Invoice: 4616120100 Jun25	100.00		Monthly Service
7/11/25	Debit071125-5	5-20-551	NICOR	Invoice: 79054810001 Jun25	6.80		Monthly Service
7/18/25	27472	5-20-552	Village of Round Lake Park	Invoice: 008047000 Jul25	6.36		Monthly Service
7/18/25	ONB071825-13	5-20-570	Walmart	Invoice: ONB062325	57.18		Supplies for Back to School Event
7/18/25	ONB071825-13	5-20-570	Walmart	Invoice: ONB062325-2	27.52		Supplies for Back to School Event
7/18/25	ONB071825-1	5-20-570E	Dollar Store	Invoice: ONB062325	855.00		Essentials Purchases
7/18/25	ONB071825-11	5-20-594	Village of Round Lake Beach	Invoice: 25EA00624	581.16		Utility Assistance for Resident
7/18/25	ONB071825-2	5-20-594	Groot Inc	Invoice: 24EA00600-2	155.00	\$ 1,819.14	Utility Assistance for Resident
Highway:							
7/18/25	ONB071825-4	5-40-512	The Home Depot	Invoice: ONB062325	278.00		Larvai Treatment
7/11/25	ACH071125-3	5-40-515	Clarke Environmental Mosquito	Invoice: 001037032	189.28		Biomist Spray
7/11/25	ACH071125-3	5-40-515	Clarke Environmental Mosquito	Invoice: 001037234	881.50		Operating Supplies
7/11/25	ACH071125-1	5-40-561	Ace Hardware	Invoice: Cisl 062525	31.35		Operating Supplies
7/18/25	ONB071825-4	5-40-561	The Home Depot	Invoice: ONB062325	37.96		Operating Supplies
7/18/25	ONB071825-4	5-40-561	The Home Depot	Invoice: ONB062325-2	22.97	\$ 1,441.06	Operating Supplies
7/11/25	ACH071125-1	5-50-516	Ace Hardware	Invoice: Cisl 062525	29.99		Fuel

Avon Township
Aged Payables
As of July 3, 2025

Date	Check #	Account ID	Name	Line Description	Amount	Total	Description
7/11/25	ACH071125-4	5-50-516	WEX Bank	Invoice: 105741531	887.02		Fuel Purchases for June 2025
7/11/25	ACH071125-5	5-50-528	Gewalt Hamilton Assoc	Invoice: 4051.112-1	16,413.50		Professional Services for May 2025 on Norelius Drainage Project
7/11/25	ACH071125-6	5-50-529	Gewalt Hamilton Assoc	Invoice: 4051.008-11	350.00		Professional Services for May 2025 on MSA
7/11/25	Debit071125-1	5-50-550	COMED	Invoice: 5941592222 Jun25	185.62		Monthly Service
7/11/25	Debit071125-4	5-50-551	NICOR	Invoice: 67944810000 Jun25	62.69		Monthly Service
7/18/25	27472	5-50-552	Village of Round Lake Park	Invoice: 0008032000 Jul25	104.09		Monthly Service
7/18/25	ONB071825-9	5-50-555	T-Mobile	Invoice: ONB062325	112.58		Monthly Service
7/11/25	Debit071125-2	5-50-557	COMED	Invoice: 8495503000 Jul25	1,906.45	\$ 20,051.94	Monthly Service
Total					\$ 29,365.52	\$ 29,365.52	

Presented for Approval at the July 8, 2025 Board Meeting

**Avon Township
Finance Report for Avon Township Funds - Anmarie Andresen
Statement Highlights for July 2025 Board Meeting**

Finance Packet Item# 4.a.
*Budget Approved at 01/14/25 Board Meeting and Ordinance filed with Lake County by Clerk as of 3/23/25.

	Actual	Budget*	% of Budget	Cash/Fund Balance
Town Corporate:				
Revenue	\$ 406,353	\$ 806,630	50.38%	\$ 1,113,312
Expense	\$ 134,156	\$ 680,117	19.73%	\$ 265,803
Assessor	\$ 76,328	\$ 310,944	24.55%	<Portion of Cash Invested
				24% % Invested of Total Cash

1. ONB MIM accounts have been reconciled through the month of May 2025 without exception. Time did not allow for reconciliation as of June 30, 2025 as statements became available today. No exceptions expected but the actual reconciliation will be performed next week. ONB CD accounts were renewed with another six month period.
2. ONB Wealth Management balances reconciled through May 2025 without exception. Finance Packet Item# 3.d. for most current activity. No update for this month as statements not available. June bank reconciliations will be available upon completion next week for review.
3. Grant money received by the Township is being maintained in the Finance Packet Item# 4.b.
4. Miscellaneous income received by the Township is reported in the Finance Packet Item# 4.d.
5. Financial resolutions - None at the July Meeting
6. Audit was approved last month. Still waiting on receipt of the printed reports from the audit firm.
7. Initial clean-up of the landscaping was completed at the Township and looks good.

	Actual	Budget*	% of Budget	Cash/Fund Balance
GA/Supervisor:				
Revenue	\$ 100,966	\$ 189,100	53.39%	\$ 383,623
Expense	\$ 38,930	\$ 189,100	20.59%	\$ 80,823
				<Portion of Cash Invested
				21% % Invested of Total Cash

1. Same items as 1 -2 and 6 under Town Corporate.
2. Cash donations designated specifically to support the Avon Township Food Pantry is being tracked in the Finance Packet Item# 4.c. and is updated monthly.

3. FYE Activity:

	FYE 02/28/26 YTD		FYE 02/28/25 Total Year	
	No of Households	Amount	Number	Amount
Utilities	2	\$736	22	\$9,938
Shelter	3	\$2,250	23	\$15,513

4. Financial resolutions - None this meeting.

Other Matters:

1. Huntington Bank CDAR was renewed on 6/18/25 for \$405,000 for a six month period maturing on 12/18/25. These accounts pertain solely to the PHR Fund.

Assessor's Division, Road & Bridge and Permanent Road are reported by the respective Department Head

Account ID	Acct Description	Date	Reference	Jrnl	Trans Description	Amount	FYE 02/28/23	FYE 02/29/24	FYE 02/28/25	FYE 02/28/26
4-50-405	Misc Grants	3/2/2022	Safety	GENJ	Illinois Public Risk Fund	3,776.00	3,776.00			
4-10-405	Misc Grants	11/7/2022	Gages Hall Improvements	A	Home Depot	-				
4-50-405	Misc Grants	1/23/2023	Outdoor Classroom	GENJ	Mainstreet Organization of Realtors	23,532.31	23,532.31			
4-50-405	Misc Grants	1/25/2023	All leftover Christmas items from 2022	B	Walgreens of Antioch	-				
4-50-405	Misc Grants	4/12/2023	Safety	GENJ	Illinois Public Risk Fund	4,074.00		4,074.00		
4-50-405	Misc Grants	8/2/2023	Constructing our Community	C	Home Depot Foundation	3,769.20		3,769.20		
4-50-405	Misc Grants	4/10/2024	Safety	GENJ	Illinois Public Risk Fund	3,900.00			3,900.00	
4-50-405	Misc Grants	5/7/2025	Safety	GENJ	Illinois Public Risk Fund	3,777.00				3,777.00
Breakdown by Fund:										
	Fund 10					23,532.31	23,532.31			
	Fund 20					3,769.20		3,769.20		
	Fund 50					11,750.00	3,776.00	4,074.00	3,900.00	
						3,777.00				3,777.00
						\$ 42,828.51	\$ 27,308.31	\$ 7,843.20	\$ 3,900.00	\$ 3,777.00

A Donated the Flooring and Paint - Free of Charge - Value not received from Home Depot.
 B Donated Christmas lights, wrapping, ornaments, toys and household décor. Michele is working with Round Lake Community High School District 116 to use goods for the Community Engagement Program that the students will run. Doug Bradshaw, Teacher at the HS will manage the process. - Material Value never received from Walgreens.
 C Home Depot Foundation volunteers partnered with Avon and young volunteers from the community to build garden beds as well as plant fruits and vegetables into them to support the Avon Township Food Pantry. Gift cards provided to cover the expenses to complete this work in the amount of \$3,769.20. Gift cards consumed in the amount of \$3,602.34. \$166.86

Avon Township

Donations Earmarked specifically for "Avon Township Pantry"

FYE 02/28/25

As of 7/03/25

Cash Donations:

<u>Date Deposited</u>	<u>Donor</u>	<u>Referrence</u>	<u>Account ID</u>	<u>Total Amount</u>	<u>FYE 02/28/25</u>	<u>FYE02/28/26</u>
3/18/2024	Round Lake Middle School Art Club and Natl Honors Society	Donation for the Food Pantry	4-20-404	\$ 375.00	\$ 375.00	-
4/25/2024	Rita Jones	Donation for the Food Pantry	4-20-404	\$ 100.00	\$ 100.00	-
8/14/2024	Exchange Club of Grayslake	Donation for the Food Pantry	4-20-404	\$ 1,000.00	\$ 1,000.00	-
8/14/2024	Joyce Torbeck	Donation for the Food Pantry	4-20-404	\$ 500.00	\$ 500.00	-
8/21/2024	Enfield Lane Block Party proceeds from Carrilon Subdivision	Donation for the Food Pantry	4-20-404	\$ 69.00	\$ 69.00	-
8/26/2024	Swalco/Lake County Shoe and Textile Program	Donation for the Food Pantry	4-20-404	\$ 349.87	\$ 349.87	-
9/9/2024	Anne Lyons proceeds from her Garage Sale	Donation for the Food Pantry	4-20-404	\$ 94.25	\$ 94.25	-
9/25/2024	Butterfly Effect of Maddox J LoPriore Foundation	Donation for the Food Pantry	4-20-404	\$ 1,000.00	\$ 1,000.00	-
9/30/2024	RL Police Officer during RLHS Parade on 9/28/24	Donation for the Food Pantry	4-20-404	\$ 10.00	\$ 10.00	-
10/7/2024	Margaret Miller	Donation for the Food Pantry	4-20-404	\$ 100.00	\$ 100.00	-
10/30/2024	Narciso Gonzalez	Donation for the Food Pantry	4-20-404	\$ 100.00	\$ 100.00	-
11/19/2024	Village of Hainesville	Donation for the Food Pantry	4-20-404	\$ 2,000.00	\$ 2,000.00	-
12/10/2024	E. Anderson and S Boyd	Donation for the Food Pantry	4-20-404	\$ 500.00	\$ 500.00	-
12/30/2024	American Unit - Sharon Parola	Donation for the Food Pantry	4-20-404	\$ 200.00	\$ 200.00	-
12/30/2024	Cary & M Louise Nusbaum	Donation for the Food Pantry	4-20-404	\$ 100.00	\$ 100.00	-
12/30/2024	Darald Donnell	Donation for the Food Pantry	4-20-404	\$ 184.00	\$ 184.00	-
1/24/2025	Nancy Angellotti	Donation for the Food Pantry	4-20-404	\$ 20.00	\$ 20.00	-
3/8/2025	Just for Today	Donation for the Food Pantry	4-20-404	\$ 50.00	\$ -	50.00
3/17/2025	Highway Department Scrap Steel Proceeds	Donation for the Food Pantry	4-20-404	\$ 131.10	\$ -	131.10
3/17/2025	Joyce Torbeck	Donation for the Food Pantry	4-20-404	\$ 500.00	\$ -	500.00
3/27/2025	Rita Jones	Donation for the Food Pantry	4-20-404	\$ 150.00	\$ -	150.00
3/31/2025	Alanon via Jayne Stucker	Donation for the Food Pantry	4-20-404	\$ 50.00	\$ -	50.00
4/28/2025	Round Lake Area Schools Cusd 116 from Art Club	Donation for the Food Pantry	4-20-404	\$ 210.00	\$ -	210.00
5/19/2025	Schneider for Congress	Donation for the Food Pantry	4-20-404	\$ 300.00	\$ -	300.00
5/21/2025	Robert and Judith Teubert	Donation for the Food Pantry	4-20-404	\$ 100.00	\$ -	100.00
6/9/2025	John Marshall Family Foundation	Donation for the Food Pantry	4-20-404	\$ 3,000.00	\$ -	3,000.00
6/18/2025	Randall Powers	Donation for the Food Pantry	4-20-404	\$ 40.00	\$ -	40.00
6/18/2025	Unknown	Donation for the Food Pantry	4-20-404	\$ 16.25	\$ -	16.25

Total Fiscal YTD

\$ 11,249.47 \$ 6,702.12 \$ 4,547.35

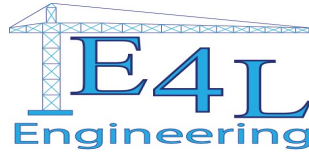
Finance Packet Item# 4.d.

Avon Township
 All Other Miscellaneous Income - Excluding Food Pantry tracked separately
 FYE 02/28/25

As of 7/03/25

Cash Donations:

Date Deposited	Payor	Reference	Account ID	Total Amount	FYE 02/28/26		FYE 02/28/25	
					Fund 10	Fund 20	Fund 10	Fund 20
3/13/2024	Saturday Night Live Group	Essentials Donation	4-20-404	\$ 40.00			\$ 40.00	
3/18/2024	Just for Today	Essentials Donation	4-20-404	\$ 50.00			\$ 50.00	
4/10/2024	Stanford Health	2016 Reimbursement	4-10-404	\$ 55.27		\$ 55.27		
5/14/2024	Saturday Night Live Group	Essentials Donation	4-20-404	\$ 40.00			\$ 40.00	
5/23/2024	IPRF WC Audit Refund	2023 WC Audit Results	4-10-404	\$ 7,217.00		\$ 7,217.00		
7/17/2024	Saturday Night Live Group	Essentials Donation	4-20-404	\$ 40.00			\$ 40.00	
7/29/2024	Just for Today	Essentials Donation	4-20-404	\$ 50.00			\$ 50.00	
8/1/2024	Morton Salt	Refund for Sales Tax charge in error	4-50-404	\$ 403.41			\$ 40.00	\$ 403.41
9/30/2024	Saturday Night Live Group	Essentials Donation	4-20-404	\$ 40.00			\$ 40.00	
10/21/2024	Annual Franchise Fee from LRS	LRS Franchise Fee	4-10-404	\$ 5,000.00		\$ 5,000.00		
10/30/2024	Saturday Night Live Group	Essentials Donation	4-20-404	\$ 40.00			\$ 40.00	
11/19/2024	Just for Today	Essentials Donation	4-20-404	\$ 50.00			\$ 50.00	
12/4/2024	FY24 Farmer's Market Coupon Reimbursement	Essentials Donation	4-20-404	\$ 130.18			\$ 130.18	
12/30/2024	Locked Merchant Rates	Donation for Holiday Gift Program	4-20-404	\$ 500.00			\$ 500.00	
12/30/2024	Ivanhoe Congregational Church	Donation for Holiday Gift Program	4-20-404	\$ 250.00			\$ 250.00	
1/24/2025	Saturday Night Live Group*	Donation for Avon Township Building	4-10-404	\$ 40.00			\$ 40.00	
3/8/2025	Randall Powers	Donation for Avon Township Building	4-10-405	\$ 40.00	\$ 40.00			
Total Fiscal YTD				\$ 13,985.86	\$ 40.00	\$ -	\$ 1,230.18	\$ 403.41



25228 West Anderson Street, Suite G • Ingleside, Illinois 60041 • 847.457.8200

June 23, 2025

Proposal No.: **06-25-G238**

Mr. Bob Kula
Avon Townshin Highway Department
389 Main Street
Hainesville, IL 60073

Re: Subsurface Exploration and Geotechnical Engineering Analysis
Avon Township Center, 433 East Washington Street, Round Lake Park, IL 60073

Mr. Bob Kula:

We appreciate the opportunity to provide you with a proposal for the Subsurface Exploration and Geotechnical Engineering Report for the above mention project.

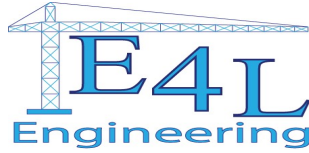
We understand that this project will consist of the renovation of the existing parking lots. The scope of work outlined in this proposal will consist of performing four (4) asphalt cores at the subject site. The final report will include the thickness of the asphalt, thickness of the stone base, and the classification of the subgrade soil material found below the stone base. As requested, special notice will be taken to determine if any petromat is present within the asphalt pavement.

The total cost for this work will be **\$600.00**. All invoices will be issued with report corresponding to the service provided, which should serve as sufficient backup verification of work performed. Payment in full is due thirty (30) days from the date of the invoice. Invoices older than thirty (30) days will be assessed a 10% interest charge and may be subject to collection charges/project liens if not paid in full within 75 days.

If you have any questions, please do not hesitate to contact us. I can be reached at the office (847-457-8200), via cell (224-595-1513), or via e-mail (PeterS@E4Lengineering.com). If I am unavailable, please ask for my colleague Joe Popeck via email (JoeP@E4Lengineering.com) or cell phone (847-376-1568).

Respectfully,
E4L Engineering, LLC

Peter M. Sidorczuk, P.E.
Partner/Geotechnical Engineer



25228 West Anderson Street, Suite G • Ingleside, Illinois 60041 • 847.457.8200

Proposal No.: **06-25-G238**

PROPOSAL FOR SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS

Avon Township Center, 433 East Washington Street, Round Lake Park, IL 60073

CLIENT INFORMATION

We will use this as our primary contact for all project related inquiries.

Name _____

Company _____

Address _____

Work _____ Cell _____ Fax _____

E-Mail Address _____

Signature _____

Date _____

Signature of this proposal signifies financial responsibility for work completed.

BILLING INFORMATION

The final invoice and all billing will be addressed to this company or individual.

Signature _____

Name _____

Company _____

Address _____

Work _____ Cell _____ Fax _____

E-Mail Address _____

Date _____



Route Hainesville Road (V66) (County Highway 24)
Section Washington Street to Rollins Road
County Lake

Project --
Job No. 19-00072-14-WR
Parcel 0017 Unit --

Take: Whole Partial Other:
Appraisal Sequence: Original Supplemental

- 1. Attached is a complex non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.
- 2. Location and Address: West side of N. Hainesville Road, south of Indian Trail – common address: Lots 9 and 10 N. Hainesville Road, Round Lake Park, Illinois, 60073
- 3. Identification: 06-21-400-045
- 4. Present Owner's Name, Address and Telephone No.: Avon Township Road District, 433 E. Washington Street, Round Lake Park, Illinois 60073
- 5. Tenant's or Lessee's Name, Address and Telephone No.: N/A
- 6. Person Interviewed: Bob Kula 847-875-5887 7. Interviewed by: D. White
- 8. Farmland Preservation Act (pertains to fee takings and permanent easements): n/a
CL _____ OC _____ HL _____ PL _____ FL _____ FS _____ RL _____ OL _____

9. Present Use: Commercial Land Highest and Best Use Before Taking: Commercial Development
 C-1, Local Shopping District,
 Zoning: Round Lake Park Highest and Best Use After Taking: Commercial Development

	Acres	Sq. Ft.
10. Area of Whole Property	3.879	168,969
Total Area to be Acquired in Fee Simple Title:	<u>0.367</u>	<u>16,001</u>
Area to be Acquired by New Dedication		
Area Acquired by Previous Dedication	<u>0.294</u>	<u>12,801</u>
Area to be Acquired for Additional ROW	<u>0.073</u>	<u>3,200</u>
Area to be Acquired by Permanent Easement		
Area to be Acquired by Temporary Easement		
Area of Remainder	<u>3.512</u>	<u>152,969</u>

	Effective Date of Appraisal:
11. Final Conclusion of Value	March 20, 2025
Fair Market Value of Whole Property	<u>\$ 234,000</u>
For Partial Taking include the following:	
Fair Market Value of property taken (including improvements) as part of the whole	<u>\$ 6,000</u>
Fair Market Value of remainder as part of the whole before taking	<u>\$ 228,000</u>
Fair Market Value of remainder after taking as will be affected by contemplated improvements	<u>\$ 228,000</u>
Damage to Remainder	<u>\$ 0</u>
Compensation for Permanent Easement(s)	<u>\$ n/a</u>
Compensation for Temporary Easement(s)	<u>\$ n/a</u>
Total Compensation	<u>\$ 6,000</u>

Date of the Report: May 12, 2025
Appraiser Name: David White
License Type: Certified General Real Estate Appraiser

Appraiser Signature
IL License # 553.000624 Expires: 9/30/2025

General Data

Definition of Fair Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken. (Illinois Pattern Jury instructions)

In the event of a partial acquisition where there is remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after taking.

Property History: Has subject sold in the last five (5) years or is it currently listed for sale? Yes No
If yes, an analysis of the recent sale(s) and/or current listing is summarized as follows: n/a

Property Interest to be Appraised: Fee Simple Estate Leased Fee Estate

Property Interest to be Acquired (check all that apply):

- Fee Acquisition Permanent Easement Dedication/Perpetual Easement
 Temporary Easement Other: _____
 None of the Above: This appraisal is for the disposal of excess land and/or the release of other rights.
If applicable, the disposition/release of rights is described as follows: N/A

USPAP Reporting Option (as defined by USPAP SR 2-2): Appraisal Report Restricted Appraisal Report

Type of Appraisal (per IDOT's Land Acquisition Policies and Procedures Manual):

- Non-Complex:* Appraisal report "meets minimum requirements consistent with commonly accepted Federal and Federally-assisted program appraisal practices for those acquisitions, which, by virtue of their low value or simplicity," do not require in-depth analysis presentation.
- Complex:* Appraisal report that meets all minimum requirements and also reflects "established and commonly accepted Federal and Federally-assisted program appraisal practices" with appropriate in-depth analysis and presentation.

Client: Lake County Division of Transportation

Intended User: The intended users of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client's disclosure policies are not intended users of the report.

Intended Use: The intended use of this appraisal report is for acquisition disposition of right of way by the Client. This report is not intended for any other use.

Authorization: The following person contacted the appraiser to provide this appraisal service: J. Steve Santacruz, as an agent for the Lake County Division of Transportation

Purpose of Valuation:

- The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to property owner by reason of the taking.
- The purpose of this valuation is to arrive at an opinion of the fair market value of the subject land parcel and/or other rights to be disposed by the Client.

Assignment Conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to this appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations and policies:

- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and
- the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT's Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.

Scope of Work: Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practice (USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of the neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 5) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

The appraiser will provide an appraisal and appraisal report in accordance with the Illinois Department of Transportation Land Acquisition Policies and Procedures Manual; the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act as amended (hereinafter "Uniform Act") and the implementing regulations in 49 CFR Part 24; the Civil Procedure Eminent Domain Act (735 ILCS 30/1-1-1 Et Seq.); and the 2024-2025 edition of the Uniform Standards of Professional Appraisal Practice. The appraiser must, at a minimum:

- Inspect the neighborhood and local area, noting utility and transportation infrastructure to the extent required for the highest and best use of the property.
- Adequately describe the physical characteristics of the property being appraised, including items identified as personal property, as of the date of valuation. The description should also include:
 - Known and observed encumbrances
 - Title information
 - Location
 - Zoning (current, proposed, and probability of rezoning)
 - Use
 - Stage of development
 - Concurrency with local and regional land use plans
 - An analysis and supported determination of highest and best use
 - Sales history of the property within the last five years (e.g., when acquired, amount paid, etc.)
- Adequately describe and analyze all relevant market data and activity as of the date of value.
- Inspect, research, analyze and verify comparable sales with public sources and with a party to the transaction if possible (buyer, seller, broker or attorney). All comparable sales that have been utilized to develop an opinion of value related to this report have been deemed adequate and reliable; those sales for which contact with an involved party could not be made were deemed reliable based on publicly available information and information obtained through professional research platforms. Additional verification or contact attempts are not deemed necessary based on our professional judgment.
- Appraise the fair market value of the whole property; the portion to be acquired, including any temporary or permanent easements; and damages to the remainder, if any.
- Report the appraiser's analyses, opinions and conclusions in the appraisal report. The appraisal report must include the plat or sketch of the property and provide the location and dimensions of any improvements. The appraisal report shall include adequate photographs of the subject property and of the comparable sales and provide location maps of the property and comparable sales.
- Consider the three traditional approaches to value: cost, income and sales comparison approaches. The applicable approach to value the subject property is the sales comparison approach. The sales comparison approach was used to develop a value conclusion. The cost and income approaches to value are not as credible as the sales comparison approach for the purposes of this appraisal. The cost and income approaches are not required and were omitted.
- I have considered the remainder and its improvements when developing an opinion of the fair market value of the acquisition(s).
- Other documents furnished to the appraiser and considered in the valuation by the client are referenced in this report.

General Assumptions and Limiting Conditions: Summarize any general assumptions and limiting conditions utilized in this report.

This appraisal will be based on the following general assumptions and limiting conditions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
7. Any opinions of value provided in the report apply to the entire property, and any portion or division of the total into fractional interests will invalidate the opinion of value unless such proration or division has been set forth in the report.
8. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
9. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
10. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
11. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
12. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
13. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
14. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
15. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural, and other engineering and environmental matters.

16. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.
18. Information, estimates, and opinions contained in the report, obtained from third-party sources are assumed to be reliable and have not been independently verified.
19. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
20. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
21. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered, unless otherwise noted in the appraisal.
22. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
23. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report.
24. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
25. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of any property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. In as much as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, we cannot comment on compliance to ADA. Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. A specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
26. The appraisal report is prepared for the exclusive benefit of the Client and intended user(s), its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
27. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

28. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
29. The appraiser is not a building or environmental inspector. The appraiser does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
30. The appraisal report and value conclusion assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner, if applicable for proposed construction.
31. It is expressly acknowledged that in any action which may be brought against Civiltech Engineering, Inc., or their respective officers, owners, managers, directors, agents, subcontractors or employees, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, Civiltech Engineering, Inc., shall not be responsible or liable for an incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of Civiltech Engineering, Inc. in any such action shall not exceed the fees paid for the preparation of the appraisal. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
32. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
33. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market and research conducted by third parties, and such data are not always completely reliable. Civiltech Engineering, Inc., and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent be achieved, as they are subject to considerable risk and uncertainty.

Property Owner Contact/Interview: Summarize the appraiser's contact/interview with property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser's inspection of subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser:

Avon Township Road District

The method used to contact the property owner included (check all that apply):

- Personal contact
- Telephone
- Letter
- Other (explain): _____

The invitation to the property owner:

- was accepted
- was declined
- did not receive a response
- Other (explain): Phone message

The appraiser personally inspected the subject property on the following date(s): The appraiser completed an exterior inspection on April 23, 2024; March 20, 2025.

Additional information relating to the appraiser's contact with the property owner, including any concerns expressed by the owner, is explained as follows: N/A

**Subject Property
Aerial Photograph**



Subject property roughly outlined for visual purposes only.
Reference should be made to the attached plat for a precise depiction of the property lines.

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	4/23/2024
Photograph By:	D. White
Camera Facing:	North

Description: From the southeast property corner



Date of Photograph:	4/23/2024
Photograph By:	D. White
Camera Facing:	North

Description: From south lot line

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	4/23/2024
Photograph By:	D. White
Camera Facing:	West

Description: Subject property.



Date of Photograph:	4/23/2024
Photograph By:	D. White
Camera Facing:	South

Description: From north lot line.

Descriptive Analysis of Whole Property: Describe entire property before the taking, including such items as: 1) location and environment; 2) land type and usage; 3) zoning; 4) improvements; 5) special features that serve to detract or enhance; 6) include an analysis of the general area, the neighborhood, and the site; and 7) explain and justify highest and best use if it differs from present use and/or zoning.

Neighborhood Description

The proposed project is located along N. Hainesville Road which runs through the City of Round Lake Beach and the Village of Round Lake Park, Illinois within the 60073 zip code.

Round Lake Beach is a northern suburb of Chicago in Lake County, Illinois, United States. Per the 2020 census, the population was 27,252.

According to the 2010 census, Round Lake Beach has a total area of 5.214 square miles, of which 5.06 square miles (or 97.05%) is land and 0.154 square miles (or 2.95%) is water.

Major roadways include: IL Route 83; Monaville Road; Fairfield Road; Rollins Road; Cedar Lake Road; Hook Drive; and Hainesville Road.

Round Lake Beach has a station on Metra's North Central Service, which provides rail service between Antioch and Chicago Union Station.

Round Lake Park is a village in Lake County, Illinois, United States. Per the 2020 census, the population was 7,680. It is located along the south side of the lake, Round Lake. Access to the lake from this town is private and only for residents of Round Lake Park.

According to the 2010 census, Round Lake Park has a total area of 2.28 square miles, of which 2.08 square miles (or 91.23%) is land and 0.2 square miles (or 8.77%) is water.

Major roadways include: IL Highway 60; IL Highway 120 (Belvidere Road); IL Highway 134 (Main Street); Washington Street; Hainesville Road; Peterson Road; and Alleghany Road.

Subject Property Description

Current Use: Commercial Land

Tenants: N/A

Site Description: This is a rectangular-shaped, interior site with level to gently rolling topography. The total land area identified on the attached plat is 3.879 acres or 168,969 square feet. Of this area, 0.294 acre or 12,807 square feet is within the existing right of way, resulting in a net land area of 3.585 acres or 156,162 square feet. The portion located within the existing right of way contributes only nominally to the subject property and will be valued accordingly.

Easements and Encroachments: There are no apparent encroachments onto the subject property. No adverse easements were observed.

Flood Hazard: There are no areas designated as a floodplain or floodway on the subject.

Wetland Areas: There are no areas designated as wetlands on the subject.

Utilities Available: All public utilities are available.

Building Description: None

Site Improvements: Site improvements include: barbed-wire fencing, scrub vegetation and areas of dense trees

Traffic Count: 12,400 VPD along N. Hainesville Road

Access: Currently there is no active drive entrance to the property.

Zoning
Information:

The subject property is zoned C-1, Local Shopping District under the jurisdiction of the Village of Round Lake Park. The following has been extracted from the Code of Ordinances:

7.1 C-1 LOCAL SHOPPING DISTRICT

7.1-1 Purpose. The C-1 Local Shopping District is intended to provide areas to be used by retail or service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off-street parking and loading and provide for existing individual or small groups of local stores. This district is normally located on primary or secondary thoroughfares, is relatively small in size, and has bulk standards comparable to the bulk standards for low density residential districts.

7.1-6 Lot Size Requirements. With the exception of Planned Developments, a separate ground area, herein called the zoning lot, shall be designated, provided and continuously maintained for each structure containing a Permitted Use of Special Use.

- A. Minimum Lot Area: 20,000 square feet
- B. Minimum Lot Width: 100 feet

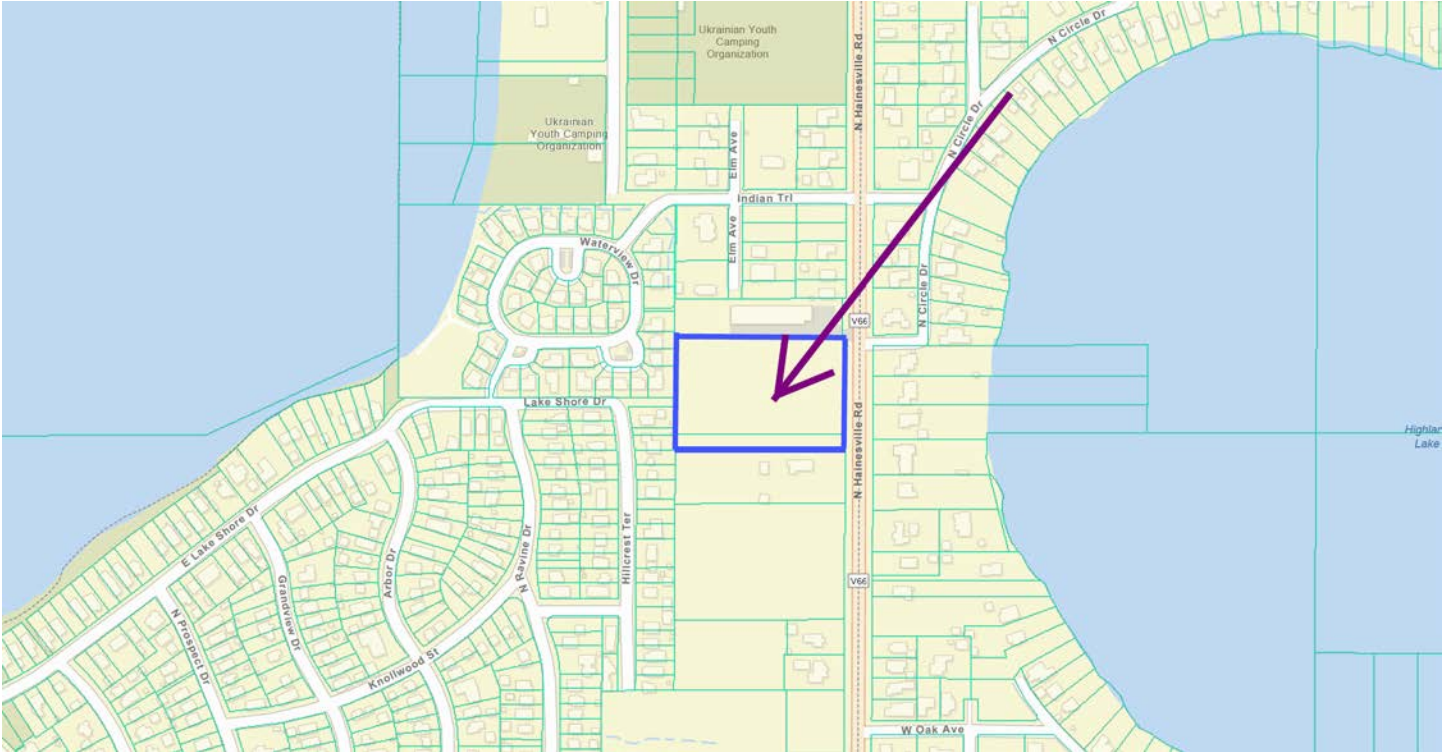
7.1-7 Yard Requirements.

- A. Minimum Front Yards. All structures shall maintain a setback of at least fifty (50) feet from the front lot line. First twenty-five (25) feet for landscaping and a means of ingress and egress only. On major highways, all structures shall maintain a minimum setback one hundred twenty-five (125) feet from center line of highway.
- B. Minimum Corner Side Yard. All structures shall have a minimum Corner Side Yard of thirty (30) feet.
- C. Minimum Interior Side Yard. All structures shall have an Interior Side Yard of fifteen (15) feet.
- D. Minimum Rear Yard. All structures shall be set back at least thirty (30) feet from the rear lot line.

7.1-8 Bulk Regulations.

- A. Maximum Structure Height. No structure or portion thereof shall exceed a height of thirty-five (35) feet.
- B. Floor Area Ratio. Not to exceed 1.2.

Area Map:



<https://maps.lakecountyil.gov/mapsonline/>

Highest and Best Use Analysis: Summarize the support and rationale for the appraiser's determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use as vacant, and of the property as improved. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

The development of an opinion of market value first requires a determination of highest and best use, founded on the forces of supply and demand. The highest and best use of the property must be determined for both the subject site as though vacant, and for the property as currently improved (if applicable). The highest and best use must meet the following criteria:

1. Legally permissible under the zoning laws and other restrictions that apply to the site.
2. Physically possible given the site size and characteristics.
3. Economically feasible, or those uses that produce a positive return on investment.
4. The particular use (or class of uses) that pass the first three criteria and also produce the highest net return on investment relative to risk are the maximally productive and highest and best use of the property, which then becomes the basis of the market value estimate.

Highest and Best Use as defined by the Courts is "that use which would give the property its highest cash market value on the date of value. This may be the actual use of the property on that date or a use to which the property is/was adaptable and which would be anticipated with such reasonable certainty that it would enhance the market value on that date."

Highest and Best Use of the Subject Property

As previously noted, the subject site is zoned C-1, Local Shopping District under the jurisdiction of the Village of Round Lake Park. The subject property has an adequate size and shape to accommodate a wide variety of developments, satisfying the physical possibility standard for highest and best use. The topography of the site does not impose any significant burden to development. All public utilities are available.

In view of the surrounding environs, the zoning classification and neighborhood demographics, it is my opinion that the subject site would most likely be developed with commercial or light industrial use. The property is adjacent to residential properties and there is the potential for attached and detached residential housing. There is a reasonable probability that the subject could be rezoned and put to a use other than a commercial use based on the Villages past history of allowing zoning changes.

Due to the property characteristics, it is my opinion that the highest and best use of the subject site is for secondary commercial or light industrial use.

Valuation Analysis of Whole Property:

The subject is a rectangular-shaped, interior site with level to gently rolling topography. The total land area identified on the attached plat is 3.879 acres. Of this area, 0.294 acres is within the existing right of way, resulting in a net land area of 3.585 acres. The portion located within the existing right of way contributes only nominally to the subject property and will be valued accordingly.

I have considered vacant land sales No. L-3, L-4, L-5, L-19, L-36 and L-37 in the determination of the fair market value of the whole property.

Adjustments were considered for features such as date of sale, location, lot size and shape, topography, utilities, floodplain/wetland, conditions of sale, traffic counts, market characteristics, and other relevant site characteristics. All sales were considered "arms-length", with typical financing unless otherwise noted.

After the adjustments to, and analysis of the sales, it is my opinion that the fair market value of the whole property is \$234,000 (rounded). This equates to a unit value of \$1.50 per square foot.

Valuation Analysis of Taking:

As a part of its roadway improvement project, the Lake County Division of Transportation seeks to acquire a portion of the subject property. The total area to be acquired is 0.367 acres of which 0.294 acres is located within the previously dedicated right of way. This results in a net taking of 0.073 acres or 3,200 square feet.

The net part taken includes the entire frontage along Hainesville Road frontage at a depth of 10 feet.

Improvements within the part taken that contribute value to the subject property include: older wire fencing and posts and scrub vegetation.

A portion of the land area to be acquired in fee lies within the existing right of way and is considered previously dedicated road right of way. Land in the existing road right-of-way is valued as it contributes to the value of the whole property. This portion of the site is considered to have only a nominal contribution to value as all the rights associated with property ownership have been previously dedicated for roadway purposes. Therefore, the property owner's rights in and ability to use this part of the parcel are limited and I have valued it accordingly as having a nominal contributory value.

The previously mentioned sales used to develop an opinion of the whole property were considered in developing an opinion of the fair market value of the part taken as a part of the whole property. Full descriptions of these sales are located in the sales book prepared in conjunction with this appraisal report.

After all adjustments and analysis of the sales, it is my opinion that the fair market value of the area to be acquired, as a part of the whole, including improvements, if any, is **\$6,000.** The improvements contribute \$1,200 to the part taken as a part of the whole property.

Narrative Analysis and Value Opinion of Remainder:

After the taking, the remainder property will have a total land holding of 3.512 acres. The highest and best use of the property will not change as a result of the taking or project. There will be a slight change in shape. There will be no change in access, division of the property or land locking.

The previously mentioned sales, used to develop an opinion of the fair market value of the whole property, were considered in developing an opinion of the fair market value of the remainder, after the take, as impacted by the contemplated improvements.

After all adjustments and analysis of the sales, it is my opinion that the fair market value of the area to be acquired, as a part of the whole, including improvements, if any, is **\$228,000.** There are no damages to the remainder property.

APPRAISER CERTIFICATION

In accordance with USPAP, I certify that, to the best of my knowledge and belief:


- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection. (See Property Owner Contact page)
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal is **\$6,000** based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

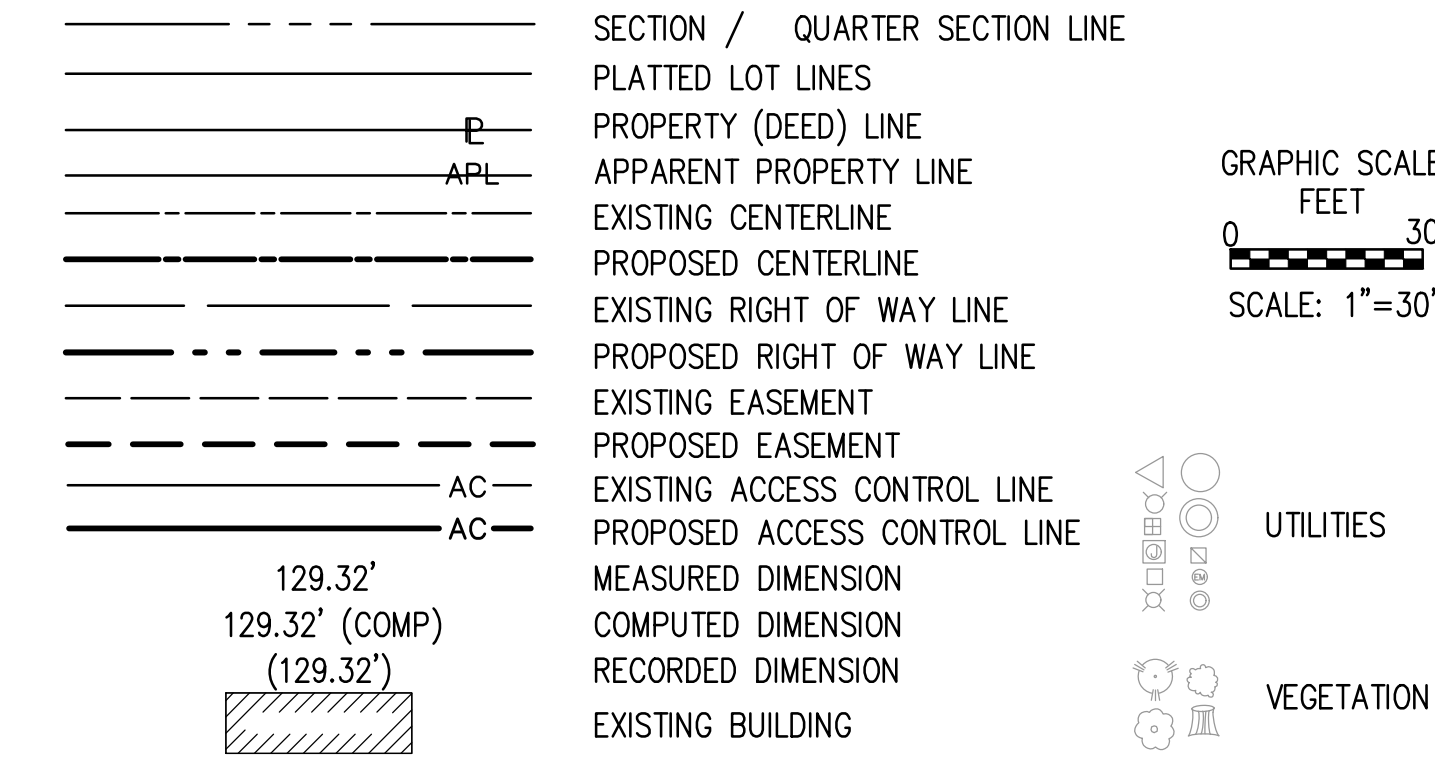
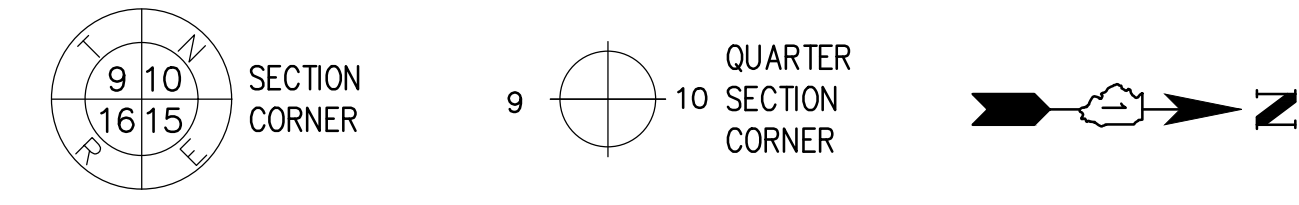
Appraiser Name: David White
License Type: Certified General Real Estate Appraiser


Appraiser Signature
IL License # 553.000624 Expires: 9/30/2025

Route: C.H. 24 Hainesville Road
Section: 19-00072-14-WR
County: Lake
Job No.:
Parcel No: 0017
Station: 117+63.64 to 120+83.64
Index No.: 06-21-400-011
06-21-400-015

That part of the West Half of the Southeast Quarter of Section 21, Township 45 North, Range 10 East of the Third Principal Meridian, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, Nad83 (2011 Adjustment), with a combined factor of 0.9999487058 described as follows: Beginning at the northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 21; thence South 00 degrees 00 minutes 15 seconds East along the east line of said West Half of the Southeast Quarter, 48.50 feet; thence South 89 degrees 39 minutes 25 seconds West parallel with the north line of said Quarter-Quarter Section, 50.00 feet; thence North 00 degrees 00 minutes 15 seconds West along a line 50.00 feet west of the east line of the West Half of the Southeast Quarter of said Section 21, a distance of 320.01 feet; thence North 89 degrees 39 minutes 25 seconds East, 50.00 feet to said east line of the West Half of the Southeast Quarter; thence South 00 degrees 00 minutes 15 seconds East along said east line, 271.50 feet to the place of beginning, in Lake County, Illinois.

Said parcel containing 0.367 acres (16,001 square feet), more or less, of which 0.294 acres (12,801 square feet), more or less, has been previously dedicated or used for public highway.



- IRON PIPE OR ROD FOUND
- + CUT CROSS FOUND OR SET
- STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- RIGHT OF WAY STAKING PROPOSED TO BE SET

- SURVEY NOTES:
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
 2. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID". TIED INTO AND HELD N.G.S. MONUMENT "A13601".
 3. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.9999487058.
 4. AREAS SHOWN ON THIS PLAT ARE "GROUND".
 5. FIELD SURVEY COMPLETED ON 09/29/20.

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT WE, V3 COMPANIES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, 184000902, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 16 AND SECTION 21, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DIVISION OF TRANSPORTATION, COUNTY OF LAKE.

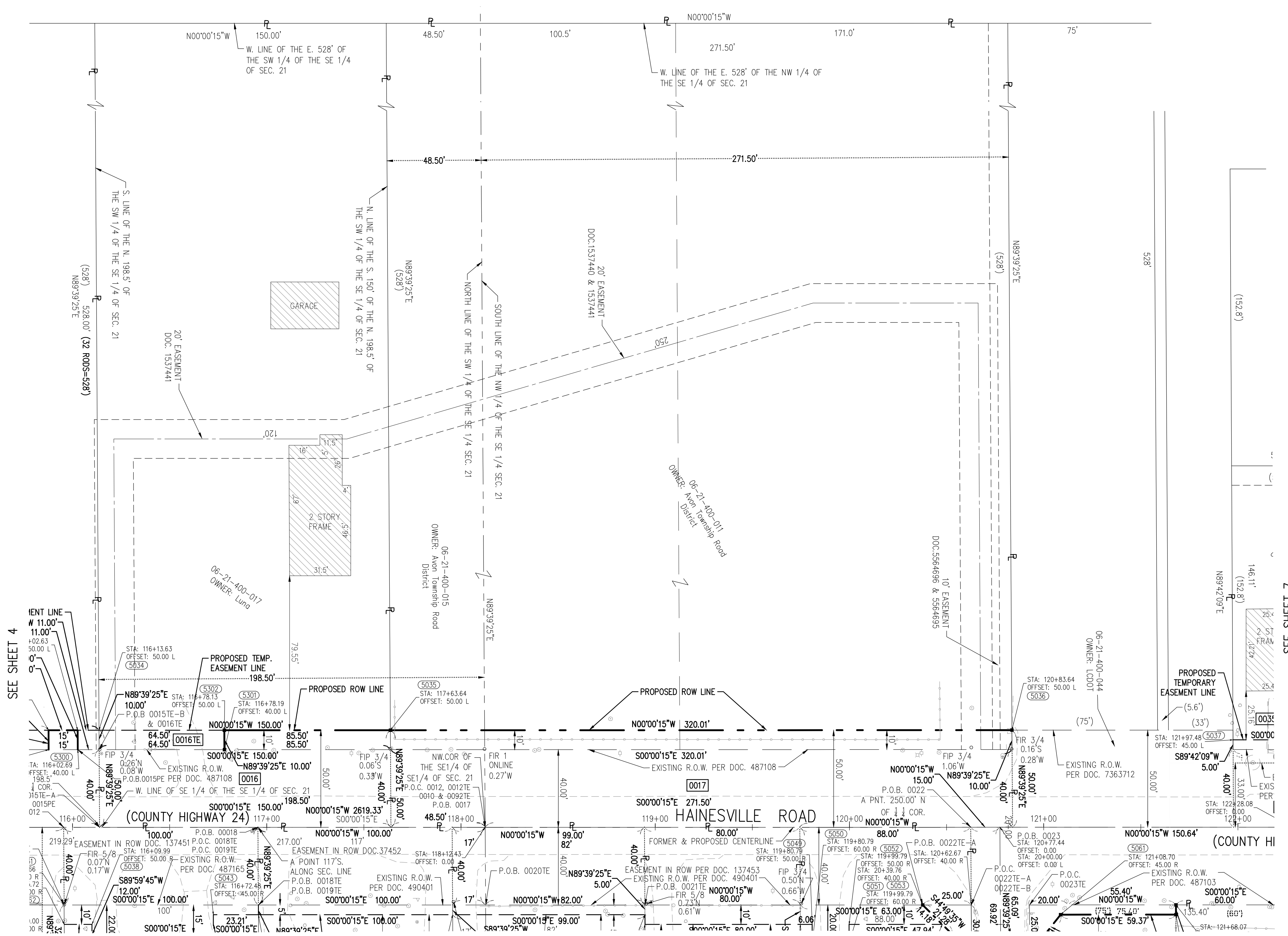
DATED AT WOODRIDGE, ILLINOIS THIS ____ DAY OF _____ 20__ A.D.

FOR REVIEW
 CHARLES W. BARTOSZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
 LICENSE EXPIRES ON NOVEMBER 30, 2024.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 cbartosz@v3co.com

V Engineers 7325 Janes Avenue, Suite 100
 Scientists Woodridge, IL 60517
 Surveyors 630.724.9200 voice
 630.724.0384 fax
 v3co.com

PLAT OF HIGHWAYS
 LAKE COUNTY
 DIVISION OF TRANSPORTATION
 HAINESVILLE ROAD
 LIMITS: WASHINGTON ST. TO ROLLS ROAD COUNTY: LAKE
 SECTION: 19-00072-14-WR JOB NO.:
 STA. 116+00 TO STA. 122+00
 SCALE: 1" = 30' SHEET 5 OF 17 SHEETS

LAKE COUNTY DIVISION OF TRANSPORTATION
 600 WEST WINCHESTER ROAD
 LIBERTYVILLE, ILLINOIS 60048



SEE SHEET 4

SEE SHEET 7

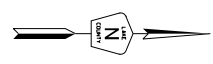
SEE SHEET 6

PARCEL NUMBER	TOTAL HOLDINGS ACRES	TOTAL HOLDINGS PLUS AREA IN EXISTING R.O.W. ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
						ACRES	SQUARE FEET	
0016	1.818	1.818	0.157	0.138	1.661	0.015	645	06-21-400-017
0017	3.879	3.879	0.367	0.294	3.512			06-21-400-011 06-21-400-015

PROJECT COORDINATES
 ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

POINT #	NORTHING	EASTING	STA.	OFFSET
5034	2073940.564	1055917.802	116+13.63	-50.00'
5035	2074090.567	1055917.791	117+63.64	-50.00'
5036	2074410.572	1055917.767	120+83.64	-50.00'
5037	2074524.414	1055922.759	121+97.48	-45.00'
5301	2074005.125	1055927.798	116+78.19	-40.00'
5302	2074005.065	1055917.798	116+78.13	-50.00'

- REVISION DATE: 09/25/2024 REVISION MADE BY: SPK/CWB
 REVISION DATE: 06/07/2024 REVISION MADE BY: SPK/CWB
 REVISION DATE: 01/12/2024 REVISION MADE BY: SPK/CWB



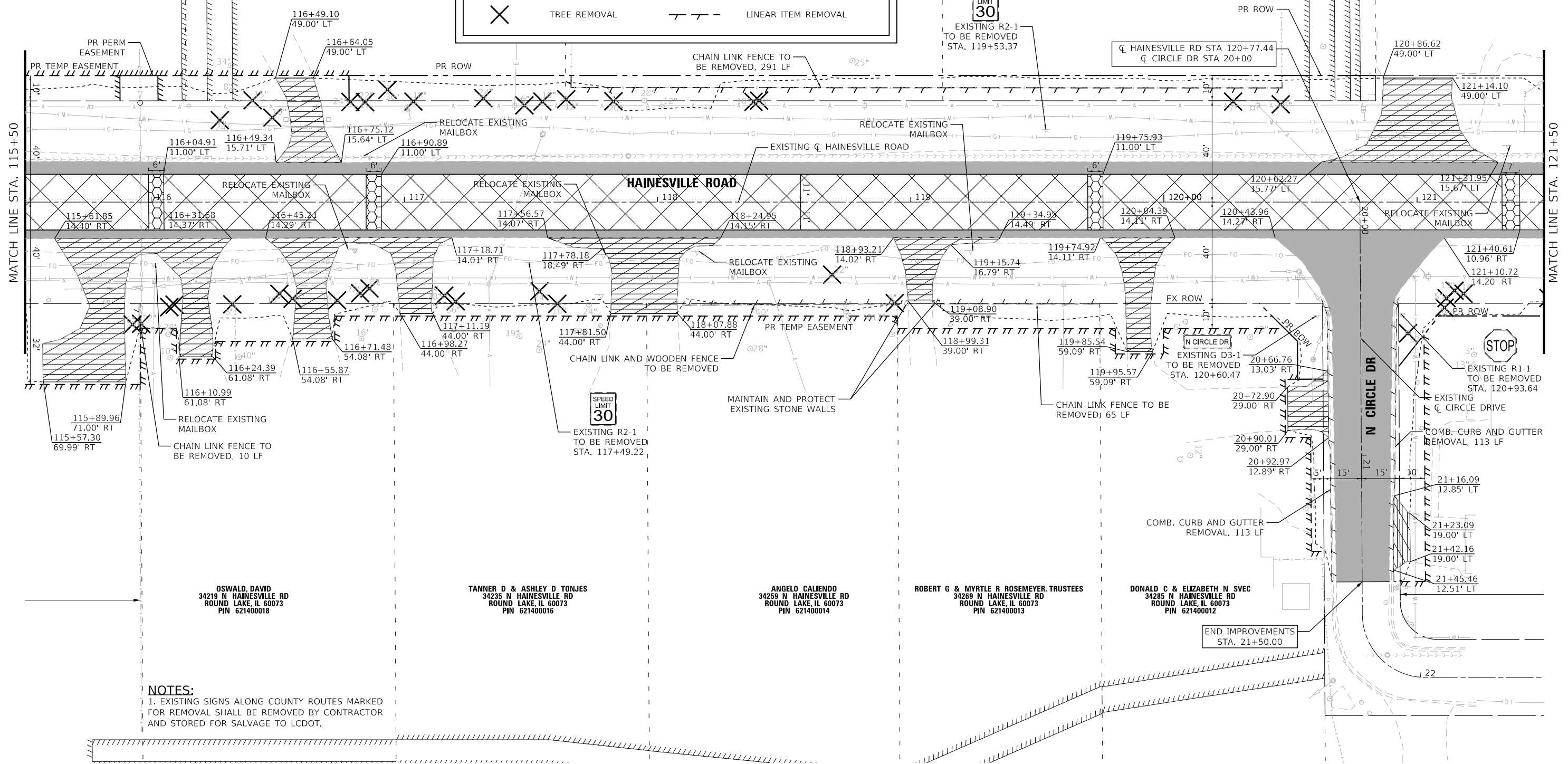
RYSZARD K PINSCHER & NICOLE SZEWCZAK
744 N HAINESVILLE RD
ROUND LAKE PARK, IL 60073
PIN 621400017

AVON TOWNSHIP ROAD DISTRICT
HAINESVILLE RD
ROUND LAKE PARK, IL 60073
PIN 621400011

RAYMUNDO SERENO & HORACIO SERENO
766 N HAINESVILLE RD
ROUND LAKE PARK, IL 60073
PIN 621400043

REMOVAL LEGEND

	HMA SURFACE REMOVAL, 4.5"		DRIVEWAY PAVEMENT REMOVAL
	PAVEMENT REMOVAL		REMOVE & REINSTALL BRICK PAVERS
	SIDEWALK REMOVAL		PAVEMENT PATCH, CLASS D (TYPE III & IV) 12"
	TREE REMOVAL		LINEAR ITEM REMOVAL



NOTES:
1. EXISTING SIGNS ALONG COUNTY ROUTES MARKED FOR REMOVAL SHALL BE REMOVED BY CONTRACTOR AND STORED FOR SALVAGE TO LCDOT.

OSWALD, DAVID
34219 N HAINESVILLE RD
ROUND LAKE, IL 60073
PIN 621400018

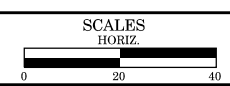
TANNER D & ASHLEY D TONJES
34235 N HAINESVILLE RD
ROUND LAKE, IL 60073
PIN 621400016

ANGELO CALIENDO
34259 N HAINESVILLE RD
ROUND LAKE, IL 60073
PIN 621400014

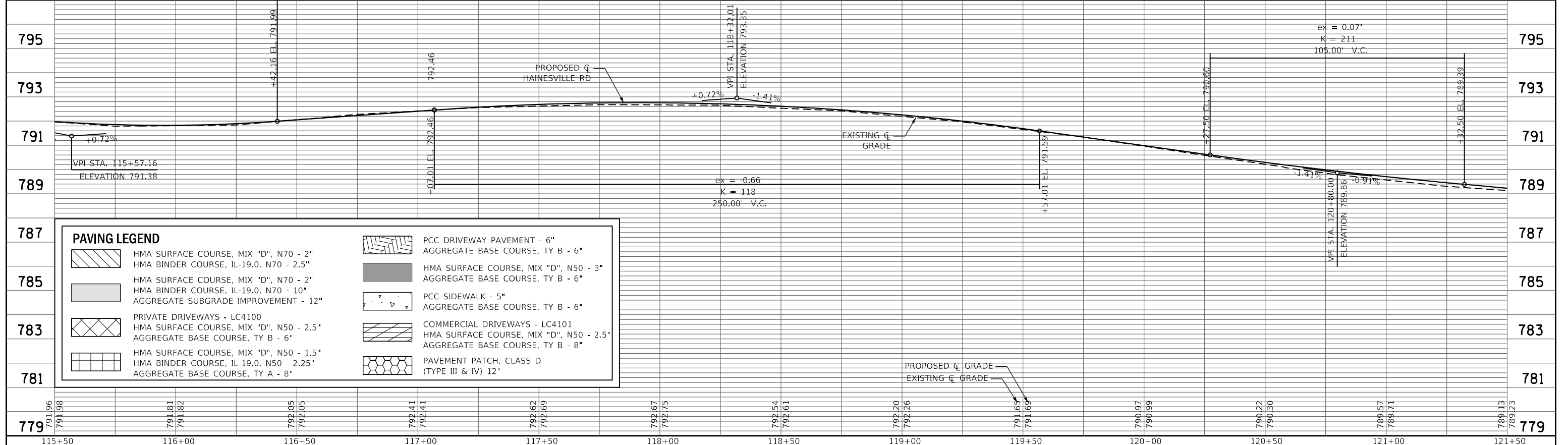
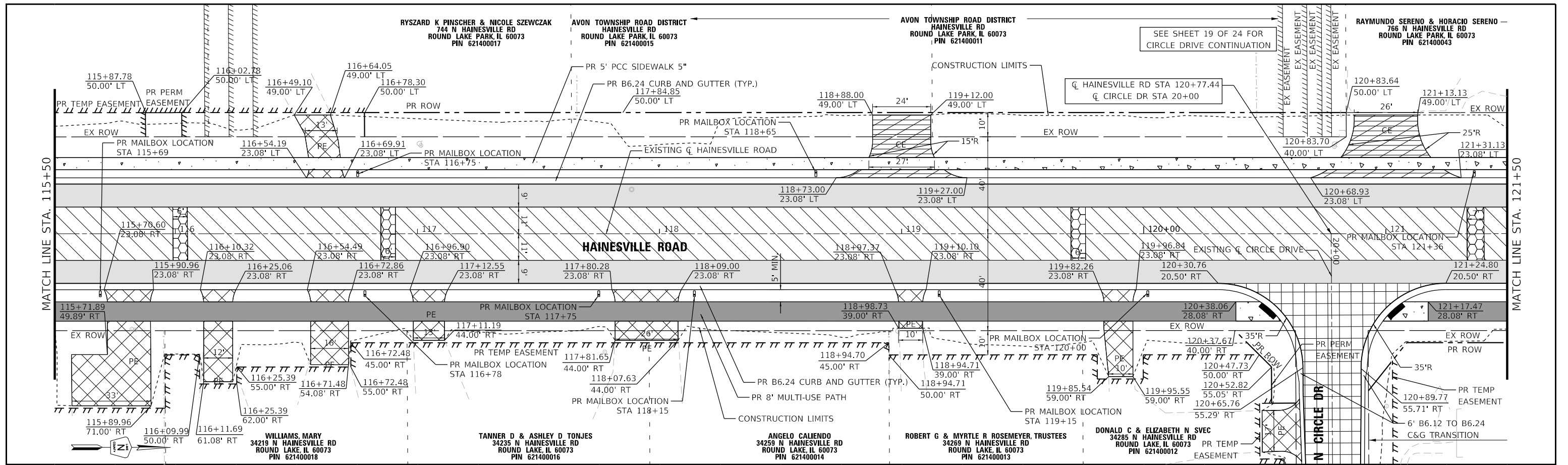
ROBERT G & MYRTLE R ROSEMEYER, TRUSTEES
34269 N HAINESVILLE RD
ROUND LAKE, IL 60073
PIN 621400013

DONALD C & ELIZABETH N SVEC
34285 N HAINESVILLE RD
ROUND LAKE, IL 60073
PIN 621400012

REVISIONS /REMARKS		DATE	BY	SURVEYOR:	
NO.	DESCRIPTION	/ /		DSGN/LIAISON:	/
				DATE:	SUSRN\$ 02/21/2025

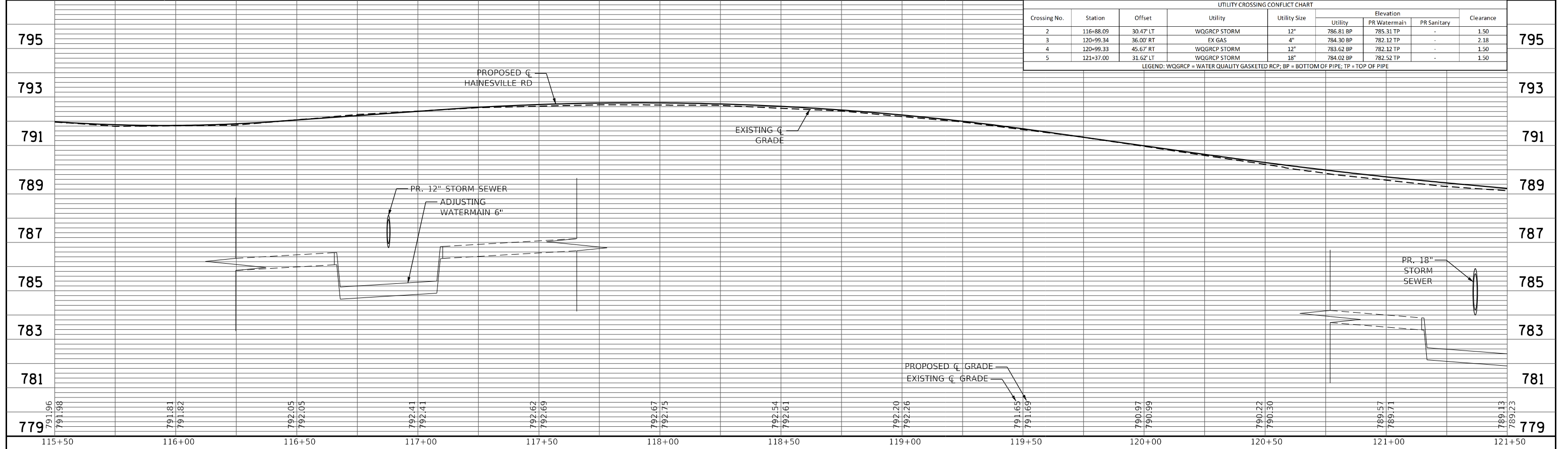
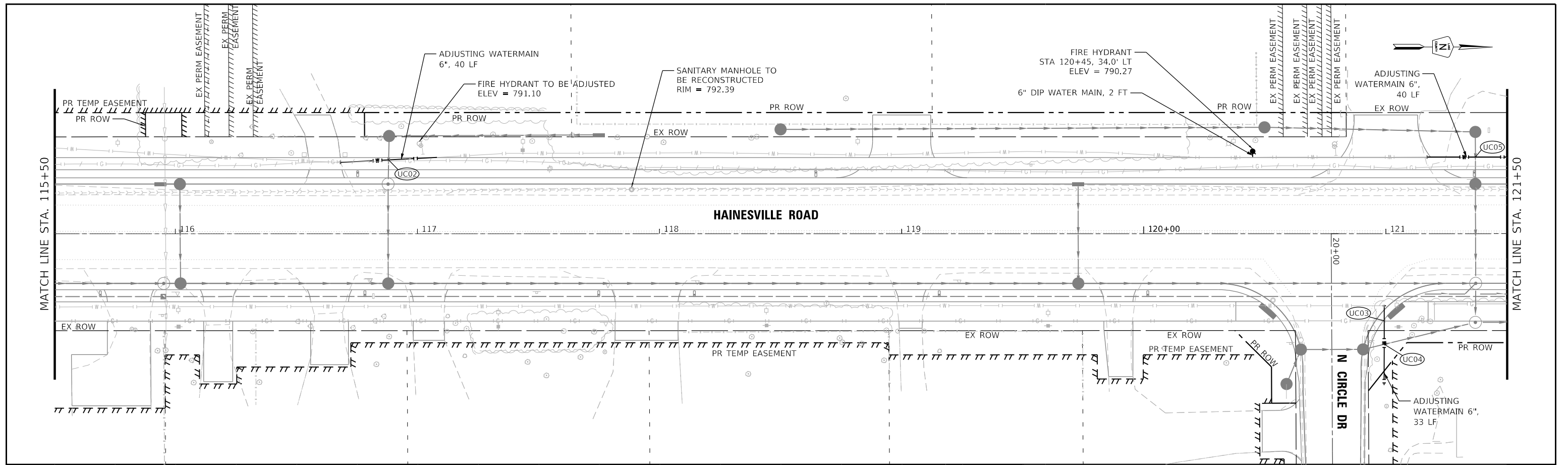


HAINESVILLE ROAD IMPROVEMENTS		ROUTE	SECTION	SECTION NUMBER	SHEET	SHEETS
REMOVAL PLAN	STA. 115+50 TO STA. 121+50	CH24	72	19-00072-14-WR	58	609



PAVING LEGEND	
	HMA SURFACE COURSE, MIX "D", N70 - 2" HMA BINDER COURSE, IL-19.0, N70 - 2.5"
	PCC DRIVEWAY PAVEMENT - 6" AGGREGATE BASE COURSE, TY B - 6"
	HMA SURFACE COURSE, MIX "D", N70 - 2" HMA BINDER COURSE, IL-19.0, N70 - 10" AGGREGATE SUBGRADE IMPROVEMENT - 12"
	PCC SIDEWALK - 5" AGGREGATE BASE COURSE, TY B - 6"
	PRIVATE DRIVEWAYS - LC4100 HMA SURFACE COURSE, MIX "D", N50 - 2.5" AGGREGATE BASE COURSE, TY B - 6"
	COMMERCIAL DRIVEWAYS - LC4101 HMA SURFACE COURSE, MIX "D", N50 - 2.5" AGGREGATE BASE COURSE, TY B - 8"
	HMA SURFACE COURSE, MIX "D", N50 - 1.5" HMA BINDER COURSE, IL-19.0, N50 - 2.25" AGGREGATE BASE COURSE, TY A - 8"
	PAVEMENT PATCH, CLASS D (TYPE III & IV) 12"

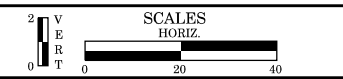
REVISIONS / REMARKS				SCALES		V3 Companies 7825 James Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com	Lake County Division of Transportation	HAINESVILLE ROAD IMPROVEMENTS			ROUTE	SECTION	SECTION NUMBER	SHEET	SHEETS
NO.	DESCRIPTION	DATE	BY	HORIZ.	VERT.			PLAN & PROFILE	STA.	TO STA.					
					0' 20' 40'			115+50	121+50	CH24	72	19-00072-14-WR	84	609	



UTILITY CROSSING CONFLICT CHART								
Crossing No.	Station	Offset	Utility	Utility Size	Elevation			Clearance
					Utility	PR Watermain	PR Sanitary	
2	116+88.09	30.47' LT	WQGRCP STORM	12"	786.81 BP	785.31 TP	-	1.50
3	120+99.34	36.00' RT	EX GAS	4"	784.30 BP	782.12 TP	-	2.18
4	120+99.33	45.67' RT	WQGRCP STORM	12"	783.62 BP	782.12 TP	-	1.50
5	121+37.00	31.62' LT	WQGRCP STORM	18"	784.02 BP	782.52 TP	-	1.50

LEGEND: WQGRCP = WATER QUALITY GASKETED RCP; BP = BOTTOM OF PIPE; TP = TOP OF PIPE

REVISIONS / REMARKS					
NO.	DESCRIPTION	DATE	BY	SURVEYOR:	
				DSGNRLIAISON:	
				DATE:	SUSRNS 02/21/2025



V3 Companies
 7825 James Avenue
 Woodbridge, IL 60097
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

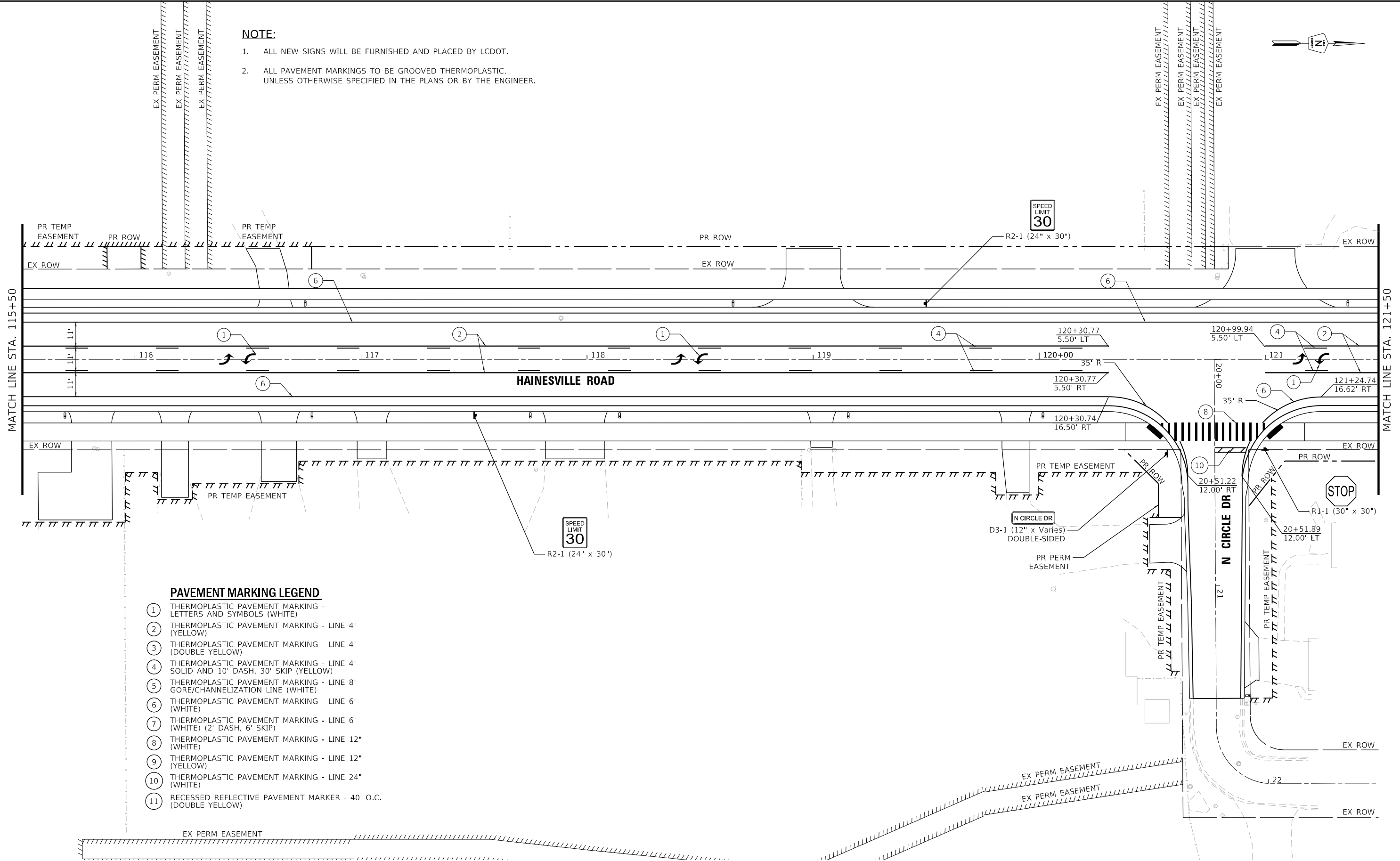
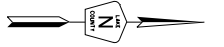


HAINESVILLE ROAD IMPROVEMENTS
 PROP. UTILITY PLAN & PROFILE STA. 115+50 TO STA. 121+50

ROUTE	SECTION	SECTION NUMBER	SHEET	SHEETS
CH24	72	19-00072-14-WR	347	609

NOTE:

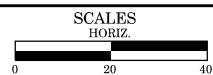
1. ALL NEW SIGNS WILL BE FURNISHED AND PLACED BY LCDOT.
2. ALL PAVEMENT MARKINGS TO BE GROOVED THERMOPLASTIC, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.



PAVEMENT MARKING LEGEND

- ① THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS (WHITE)
- ② THERMOPLASTIC PAVEMENT MARKING - LINE 4" (YELLOW)
- ③ THERMOPLASTIC PAVEMENT MARKING - LINE 4" (DOUBLE YELLOW)
- ④ THERMOPLASTIC PAVEMENT MARKING - LINE 4" SOLID AND 10' DASH, 30' SKIP (YELLOW)
- ⑤ THERMOPLASTIC PAVEMENT MARKING - LINE 8" GORE/CHANNELIZATION LINE (WHITE)
- ⑥ THERMOPLASTIC PAVEMENT MARKING - LINE 6" (WHITE)
- ⑦ THERMOPLASTIC PAVEMENT MARKING - LINE 6" (WHITE) (2' DASH, 6' SKIP)
- ⑧ THERMOPLASTIC PAVEMENT MARKING - LINE 12" (WHITE)
- ⑨ THERMOPLASTIC PAVEMENT MARKING - LINE 12" (YELLOW)
- ⑩ THERMOPLASTIC PAVEMENT MARKING - LINE 24" (WHITE)
- ⑪ RECESSED REFLECTIVE PAVEMENT MARKER - 40' O.C. (DOUBLE YELLOW)

REVISIONS /REMARKS				
NO.	DESCRIPTION	DATE	BY	SURVEYOR:
				DSGNRLIAISON:
				DATE:
				SUSRN\$ 02/21/2025



V3 Companies
7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

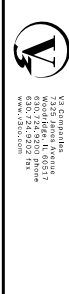
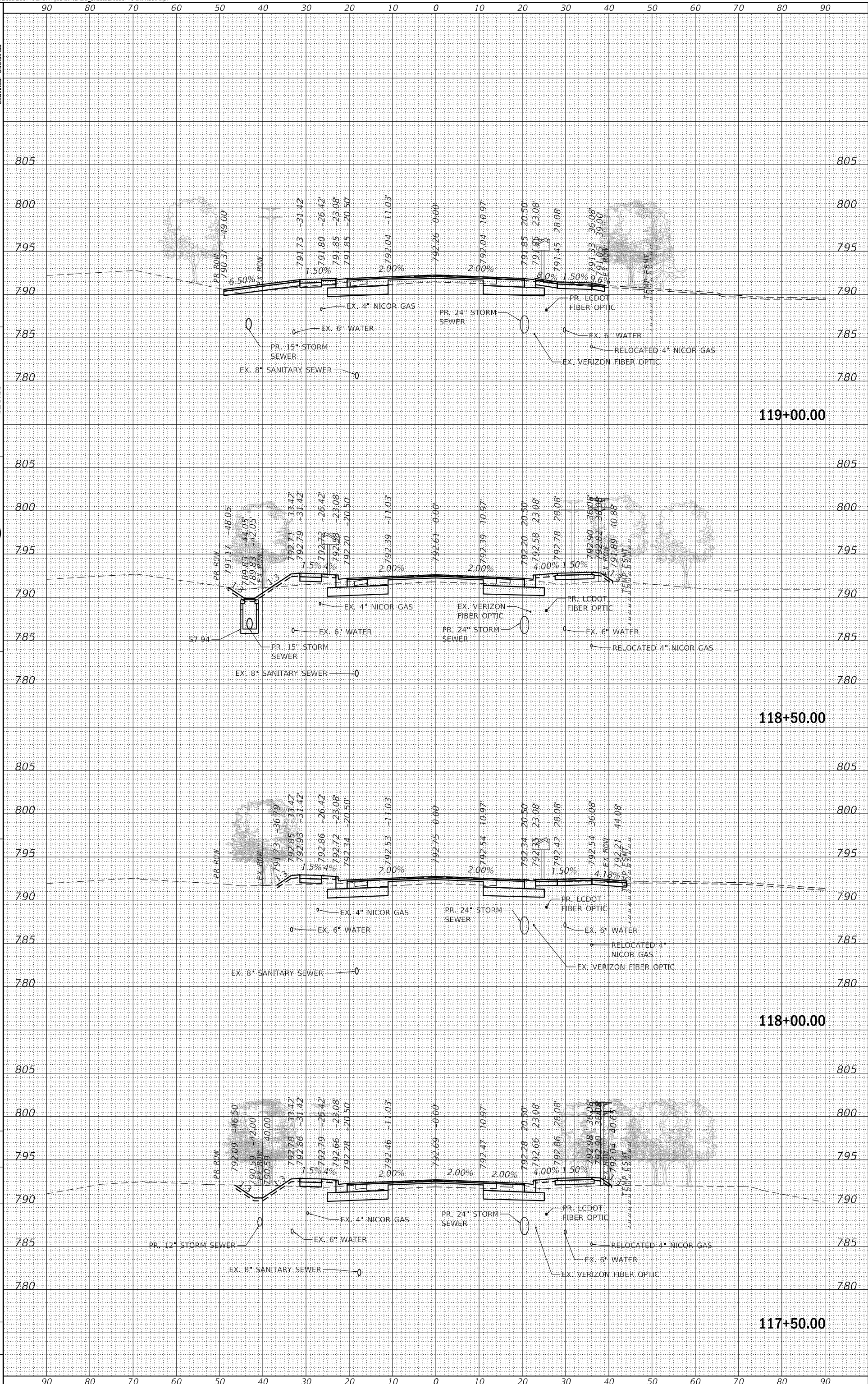


HAINESVILLE ROAD IMPROVEMENTS				ROUTE	SECTION	SECTION NUMBER	SHEET	SHEETS
PROP. SIGNING & PAVEMENT MARKING PLAN STA. 115+50 TO STA. 121+50				CH24	72	19-00072-14-WR	389	609

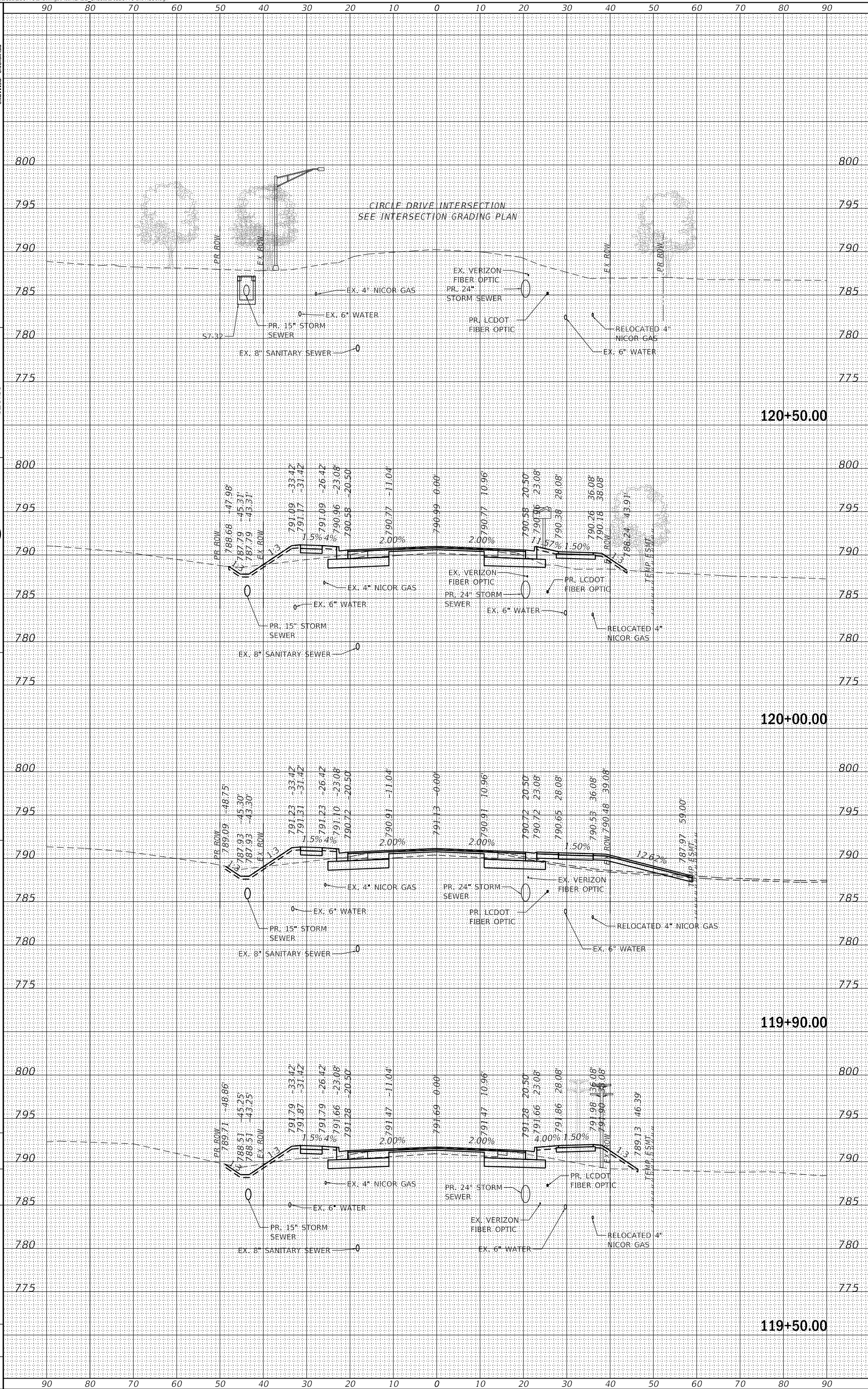
NO.	REVISIONS / REMARKS	DATE	BY	SURVEYOR	DATE	DISCIPLINE	DATE	BY

CROSS SECTIONS	STA.	TO STA.
HAINESVILLE ROAD IMPROVEMENTS	117+50	119+00

ROUTE	SECTION	SECTION NUMBER	SHEET	SHEETS
CH24	72	19-00072-14-WR	468	609



NO.	REVISIONS / REMARKS	DATE	BY	SURVEYOR	DATE



120+50.00

120+00.00

119+90.00

119+50.00

CROSS SECTIONS	STA.	TO STA.
HAINESVILLE ROAD IMPROVEMENTS	119+50	120+50

ROUTE	SECTION	SECTION NUMBER	SHEET	SHEETS
CH24	72	19-00072-14-WR	469	609



Fidelity National Title Insurance Company

A.L.T.A. Commitment

Issuing Agent
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, IL 60560

Prepared for
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517

Customer Reference:
Parcel: 0017

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

Prepared For:

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517

Effective Date of Commitment: October 01, 2020
Effective Date of Later Date: June 02, 2025

WTC File Number: V3C-2020LK-4351.0
Effective Date: June 02, 2025
Section: 21
Township: 45N
Range: 10E
County: Lake
State: Illinois

Customer Reference:

Job Number: 20318 BG T110
Parcel: 0017

Tax Parcel Number(s): 06-21-400-045

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: V3C-2020LK-4351.0
Job Number: 20318 BG T110
Parcel: 0017

A.L.T.A. COMMITMENT FORM
-Schedule A-

Effective Date: June 02, 2025

1. Policy or policies to be issued: 2006 ALTA Owner's

Proposed Amount of Insurance: To be determined

Proposed Insured: To be determined

2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:

Avon Township Road District


3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Authorized Signatory

By 
John D. Ammons

Date: 06/06/2025

WTC File Number: V3C-2020LK-4351.0
Job Number: 20318 BG T110
Parcel: 0017

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

THE SOUTH 271 1/2 FEET OF THE EAST 528 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF WHICH MAY FALL WITHIN ROUND LAKE BEACH RENEHAN BEACH ADDITION RECORDED JULY 25, 1930 AS DOCUMENT 356997) IN LAKE COUNTY, ILLINOIS.

AND ALSO

THE NORTH 48 1/2 FEET OF THE EAST 528 FEET OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF WHICH MAY FALL WITHIN ROUND LAKE BEACH RENEHAN BEACH ADDITION RECORDED JULY 25, 1930 AS DOCUMENT 356997), IN LAKE COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 06-21-400-045

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: V3C-2020LK-4351.0
Job Number: 20318 BG T110
Parcel: 0017

A.L.T.A. COMMITMENT FORM
- SCHEDULE B Section 1 -
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

- SCHEDULE B Section 2 -
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: V3C-2020LK-4351.0
Job Number: 20318 BG T110
Parcel: 0017

A.L.T.A. COMMITMENT FORM
- SCHEDULE B -
- Exceptions -

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: V3C-2020LK-4351.0
Job Number: 20318 BG T110
Parcel: 0017

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2025 and thereafter.

There are no taxes due or owing under this tax parcel number for the year of 2024 for the property in question.

PERMANENT TAX NUMBER: 06-21-400-045

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, title systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Confirmed Special Assessments, if any, not certified to by the Company.
6. Financing Statements, if any, not certified to by the Company.
7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 06-21-400-045
Avon Township Road District
433 E. Washington St.
Round Lake Park, IL 60073-3018

8. A Dedication of Right of Way for Public Road Purposes dated July 15, 1940 and recorded November 27, 1940 as Document No. 487108 made by Artemis Park, Inc. to Public of Lake County recorded in the Lake County Recorder's Office.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WTC File Number: V3C-2020LK-4351.0
Job Number: 20318 BG T110
Parcel: 0017

9. Easement for Water Mains dated November 30, 1971 and recorded December 16, 1971 as Document No. 1537440 made by Artemis Park, Inc. to County of Lake recorded in the Lake County Recorder's Office.
10. Easement for Water Mains dated November 30, 1971 and recorded December 16, 1971 as Document No. 1537441 made by Ellen Christine Clausen, et al to County of Lake recorded in the Lake County Recorder's Office.
11. Grant of Easement dated May 17, 2004 and recorded May 21, 2004 as Document No. 5564696 made by RAH Group Partnership to Emil P. Simoncelli recorded in the Lake County Recorder's Office.
12. Upon a conveyance or grant of easement affecting the subject property, we should be furnished with the proper documentation, including, if applicable, properly executed resolutions, authorizing the execution of the documents of transfer or easement grant.

End Schedule B

Please refer all inquiries to T.J. Hiles 630-892-2323 Ext. 249 or John Ammons 630-892-2323 Ext. 224.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

MINUTES OF CONDEMNATION

In order that we may guarantee title after completion of any proceedings for condemnation in exercise of the proposed insured's right of eminent domain, we note the following.

- I. Upon the filing of complaint a proper Lis Pendens Notice should be recorded in the appropriate Recorder's office.
- II. Our Policy, when issued, will be subject to direct attack upon any decrees and or judgments entered in the proceedings.
- III. The following persons are necessary parties to any such proceedings.
 - A. All parties acquiring rights in the premises subsequent to the date of the report and prior to a complete Lis Pendens.
 - B. Any person other than those herein named known to the Plaintiff or the Plaintiff's attorney to have or claim an interest in the premises.
 - C. If it is known that any of the necessary parties named herein are deceased, their heirs or devisees should be made parties by name, if known, and if unknown, then by the name and description of Unknown Heirs and Devisees of such deceased person or persons.
 - D. If it is not known or cannot be ascertained whether any of said necessary parties be living or dead, then such parties should be made parties by name, also such parties should be their heirs or devisees, should be made parties to the proceedings as UNKNOWN OWNERS.
 - E. All persons in possession of any part of the premises in question and all persons whose rights would be disclosed by an inspection of the premises.
 - F. All parties claiming by through or under lease agreements whether oral or written, for premises.
 - G. All parties claiming by or through or under installment contracts for deed or like agreements.
 - H. Unknown Owners and Non-Record claimants.

MINUTES OF CONDEMNATION CONTINUED

- IV. The following persons are noted of record and are necessary parties to any proceedings:
- A. The Plaintiff is:
- To be determined
- B. The Defendants are:
1. Avon Township Road District
 2. Emil P. Simoncelli, his successor and or assign by reason of document Emil P. Simoncelli
 3. Lake County Treasurer
- C. Any parties named above who have executed all necessary documents for the Grant of Easement and Right of Way after payment of agreed consideration theretofore need not be joined as party defendants for our policy to be issued.

END MINUTES OF CONDEMNATION

Route: C.H. 24 Hainesville Road
Section: 19-00072-14-WR
County: Lake
Job No.:
Parcel No: 0017
Station: 117+63.64 to 120+83.64
Index No.: 06-21-400-045

That part of the West Half of the Southeast Quarter of Section 21, Township 45 North, Range 10 East of the Third Principal Meridian, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, Nad83 (2011 Adjustment), with a combined factor of 0.9999487058 described as follows: Beginning at the northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 21; thence South 00 degrees 00 minutes 15 seconds East along the east line of said West Half of the Southeast Quarter, 48.50 feet; thence South 89 degrees 39 minutes 25 seconds West parallel with the north line of said Quarter-Quarter Section, 50.00 feet; thence North 00 degrees 00 minutes 15 seconds West along a line 50.00 feet west of the east line of the West Half of the Southeast Quarter of said Section 21, a distance of 320.01 feet; thence North 89 degrees 39 minutes 25 seconds East, 50.00 feet to said east line of the West Half of the Southeast Quarter; thence South 00 degrees 00 minutes 15 seconds East along said east line, 271.50 feet to the place of beginning, in Lake County, Illinois.

Said parcel containing 0.367 acres (16,001 square feet), more or less, of which 0.294 acres (12,801 square feet), more or less, has been previously dedicated or used for public highway.

Santacruz Land Acquisitions



222 Northfield Road • Suite 201
Northfield, IL 60093
847.251.5800

Writer's Email Address:
dylan@santacruz-associates.com
Writer's Direct Line:
847-868-3868

June 12, 2025

Michele Bauman
Avon Township Road District
433 E. Washington St.
Round Lake Park, IL 60073

RE: Offer Package Letter
Route: Hainesville Rd
Section: 19-00072-14-WR
Lake County
Job No.: Hainesville Rd
Parcel: 0017

Dear Michele Bauman:

The Lake County Division of Transportation ("County") proposes to improve Hainesville Road from Washington Street to Rollins Road in Lake County, IL. This improvement requires the acquisition of the above referenced parcel consisting of:

- 0.367 / 16001 acres/square feet of land as fee simple

Public records indicate the subject property is owned by Avon Township Road District.

You are being provided with the following documents for your consideration:

- Appraisal
- Legal description of the premises to be acquired
- Title Commitment
- Basis for Computing Total Approved Compensation and Offer to Purchase
- Right of Way Plat

In addition you are being provided with the following pamphlets:

- "A Landowner's Guide to Land Acquisition by the State and Eminent Domain," and
- "Highway Improvements and Property Rights."

June 12, 2025
Page 2

I will call you in a couple of days to set up a date and time to meet with you in order to review the enclosed documents. Please note I cannot provide specific legal advice or specific legal referrals. You may reach me at 847-868-3868, or via email at dylan@santacruz-associates.com, if you have any questions.

Sincerely,



Dylan Santacruz

cc: Negotiation File

Enclosures

Lake County Division of Transportation

Basis for Computing Total Approved Compensation and Offer to Purchase

Route: Hainesville Rd
Section 19-00072-14-WR
County: Lake

Project: Washington St to Rollins Rd
Job No. Hainesville Rd
Parcel 0017

Owner(s) of Real Property: Avon Township Road District

Location of Property: Lots 9 and 10 N. Hainesville Rd., Round Lake Park, IL 60073

Pursuant to 735 ILCS 30/10-5-15, the following has been prepared in order to fully inform you of the details of the acquisition of a portion of your property as right of way for the proposed improvement of Hainesville Road from Washington Street to Rollins Road in Lake County, IL. The legal description of the parcel to be acquired is found in the attached package of documents.

The amounts shown below are the full amounts of the approved values and are based on fair market value of the property. The fair market value of the part to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the effect of the proposed improvement.

1. Existing Property:

Total area 3.879 acres, more or less

Highest and best use: Commercial Development

2. Land to be Acquired in Fee Simple:

New right of way 0.073 acres

Existing right of way (when applicable) 0.294 acres

Total right of way 0.367 acres

3. Improvements and/or Fixtures to be Acquired:

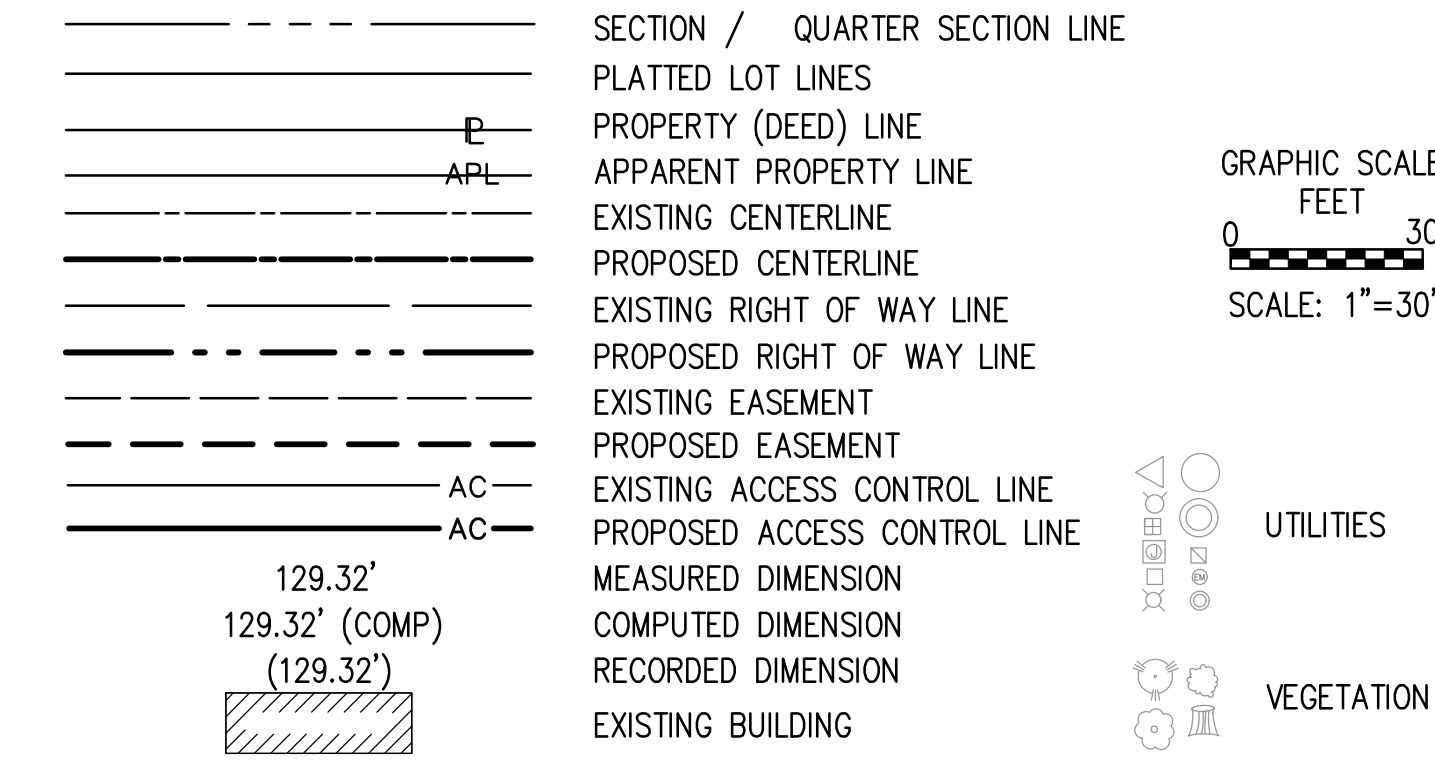
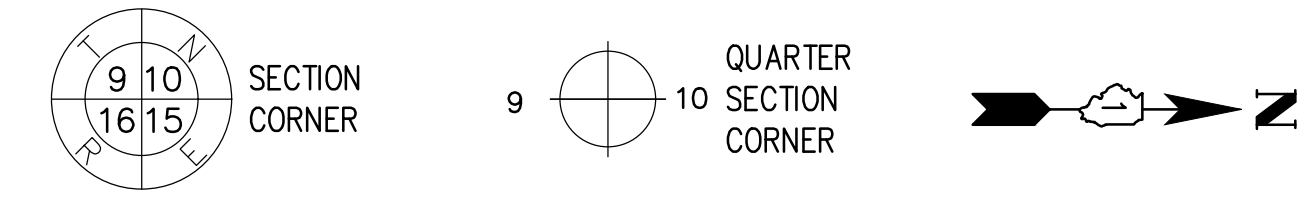
Older wire fencing, posts and scrub vegetation.

On behalf of the Lake County Division of Transportation, and as outlined in the above summary, I hereby offer you the sum of \$6,000.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.



Realty Specialist

Date



- IRON PIPE OR ROD FOUND
- + CUT CROSS FOUND OR SET
- STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- RIGHT OF WAY STAKING PROPOSED TO BE SET

- SURVEY NOTES:
- ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
 - BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID". TIED INTO AND HELD N.G.S. MONUMENT "A13601".
 - ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.9999487058.
 - AREAS SHOWN ON THIS PLAT ARE "GROUND".
 - FIELD SURVEY COMPLETED ON 09/29/20.

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT WE, V3 COMPANIES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, 184000902, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 16 AND SECTION 21, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DIVISION OF TRANSPORTATION, COUNTY OF LAKE.

DATED AT WOODRIDGE, ILLINOIS THIS ____ DAY OF _____ 20__ A.D.

FOR REVIEW

CHARLES W. BARTOSZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
 LICENSE EXPIRES ON NOVEMBER 30, 2024.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 cbartosz@v3co.com

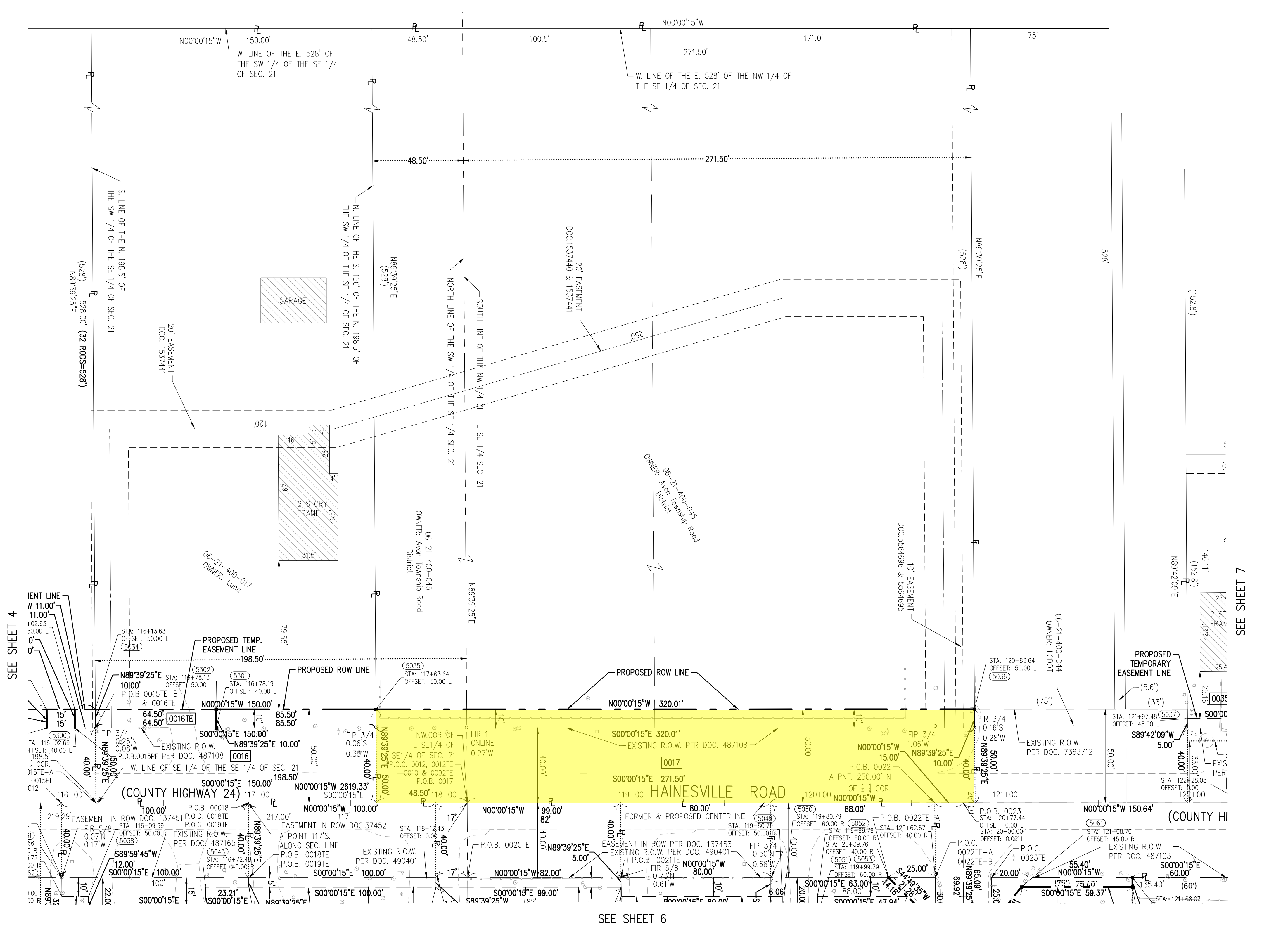
Engineers
 Scientists
 Surveyors

7325 Janes Avenue, Suite 100
 Woodridge, IL 60517
 630.724.9200 voice
 630.724.0384 fax
 v3co.com

PLAT OF HIGHWAYS
 LAKE COUNTY
 DIVISION OF TRANSPORTATION
 HAINESVILLE ROAD

LIMITS: WASHINGTON ST. TO ROLLINS ROAD COUNTY: LAKE
 SECTION: 19-00072-14-WR JOB NO.:
 STA. 116+00 TO STA. 122+00
 SCALE: 1" = 30' SHEET 5 OF 17 SHEETS

LAKE COUNTY DIVISION OF TRANSPORTATION
 600 WEST WINCHESTER ROAD
 LIBERTYVILLE, ILLINOIS 60048



PARCEL NUMBER	TOTAL HOLDINGS ACRES	TOTAL HOLDINGS PLUS AREA IN EXISTING R.O.W. ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
						ACRES	SQUARE FEET	
0016 0016TE	1.818	1.818	0.157	0.138	1.661	0.015	645	06-21-400-017
0017	3.879	3.879	0.367	0.294	3.512			06-21-400-045

PROJECT COORDINATES
 ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

POINT #	NORTHING	EASTING	STA.	OFFSET
5034	2073940.564	1055917.802	116+13.63	-50.00'
5035	2074090.567	1055917.791	117+63.64	-50.00'
5036	2074410.572	1055917.767	120+83.64	-50.00'
5037	2074524.414	1055922.759	121+97.48	-45.00'
5301	2074005.125	1055927.798	116+78.19	-40.00'
5302	2074005.065	1055917.798	116+78.13	-50.00'

REVISION DATE: 09/25/2024
 REVISION DATE: 06/07/2024
 REVISION DATE: 01/12/2024

REVISION MADE BY: SPK/CWB
 REVISION MADE BY: SPK/CWB
 REVISION MADE BY: SPK/CWB